SUBURBAN HOUSES

PEARSON

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SUBURBAN HOUSES

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A SERIES OF PRACTICAL PLANS

WITH NOTES ON DESIGN AND PRINCIPLES OF CONSTRUCTION.

BY

J. HERBERT PEARSON,

Architect.

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WITH FORTY-SIX PLATES.

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1905.

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PREFACE.

THIS book is presented with the hope that it may be of practical service to those who contemplate building Suburban Houses.

The plans are essentially arranged to suit plots with narrow frontages, and the elevations are designed to obtain architectural effect at a minimum cost.

All plans, elevations, and sections are drawn to a uniform scale and in sufficient detail to be readily understood.

J. HERBERT PEARSON.

58 MOORGATE STREET,
LONDON, E.C.
1905.

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NOTES ON DESIGN AND PRINCIPLES OF CONSTRUCTION.

Land, being of such high value in the suburbs of London and of our large towns, it is sub-divided into plots of narrow frontage. The problem is to design for these narrow plots, houses possessing the requisite accommodation and a sufficiency of natural light and ventilation.

The Local Authorities require compliance with their By-laws. These vary in different districts, but generally are on the lines laid down by The London Building Act. In preparing the accompanying designs due observance therewith has accordingly been given.

There has been more attention paid during the last few years to the general design of domestic buildings, but probably the effect that design has on the cost of production is still not fully appreciated.

The demand for a house of convenient plan which can be built at a minimum cost, makes it imperative to use materials which can be readily and cheaply procured, to avoid undue ornateness, and to obtain architectural effect in the elevation by its general proportion and the selection of materials with due regard to colour.

It is to be regretted that workmanship in the suburban house is so frequently of inferior quality. Due supervision during erection is necessary to ensure good work.

Materials of the best quality, although desirable, cannot always be afforded, but that they shall be sound is a *sine quâ non.* The choice of materials will depend upon the particular district. Masonry affords relief to an elevation; its cost, however, necessitates a limited use. Inferior stone carving is not admissible, but, if of good design and well executed, it is an undoubted embellishment.

In London the "stock" brick is largely used, the best being selected for facings. Facing bricks varying in hue from dull red to plum colour are also much in evidence.

An effective elevation can be obtained by facing the external walls of Ground Floor with red bricks, coating the upper walls with "rough cast," covering the roof with red tiles and painting the joinery a tint to harmonise.

The roof should, as far as possible, have few valleys and gutters, to reduce the cost of construction and the subsequent upkeep for repairs. Where lofty, advantage can be taken of the space in roof for an Attic Floor.

In so many instances the front alone receives special consideration in design, but, in the accompanying illustrations there is an attempt to make all elevations presentable, and care has been taken to make them inexpensive.

Much discomfort, due to neglect of the details of planning, is experienced by householders. It is necessary to study the particular use of each apartment and be assured that all available space serves some useful purpose.

In a well planned house, the various rooms are approached without undue allowance for passages and landings, and are so arranged as to conveniently receive the usual fixtures and furniture.

The number of sitting rooms to be provided will depend upon the class of house and the space available—generally two good-sized sitting rooms are preferable to three small ones. With three, the largest room facing the street is usually selected as the living room and for service of meals, the second as the drawing room, and the third or smallest as the morning room or library. A sunny aspect is desirable for the living room.

Some people prefer a large hall in place of a morning room, which gives an opportunity for making the hall a special feature in the design.

The dining room should not be less than 13 feet wide, to permit of servants passing round table at meal times without inconvenience, but a width of 14 or 15 feet is certainly better.

A drawing room of irregular shape may add to the appearance, and the recesses serve for the reception of the larger furniture without undue projection into the room.

A conservatory is a useful annexe, but it should not be placed in a position to intercept the only direct light and ventilation in the room. For this reason an open verandah is sometimes to be preferred.

A lobby between hall and kitchen is desirable, both for greater privacy and for preventing the possible smell of cooking in the hall.

Between kitchen and hall is a convenient position for Housemaid's Pantry, in which will be provided the cupboards for storing china and glass.

The kitchen in a small house has to serve as the servants' sitting room and for cooking purposes. It should therefore be cheerful, well lighted and ventilated, and large enough to receive table, dresser and all necessary cupboards without inconvenience. The window should be taken up to the level of the ceiling and be placed in a position to receive the best light. One of sufficient size cannot always be placed in the rear wall, and when the side wall adjoins a narrow passage, this position also is unsuitable. Under these circumstances, it is well to place the window between the rear and side wall, that is, in the corner of the kitchen.

The scullery should adjoin kitchen, be fitted with sink and copper and space for small table, mangle and gas cooking stove.

An external window is required for larder, which should have a northern aspect.

The staircase should have sufficient head room and steps with risers of medium height to permit comfortable ascent.

The best position for the bath is on the first floor, as close to the kitchen as possible to secure efficiency and economy.

Bedrooms require doors and windows placing so that the bed can be out of the draught. Some of the rooms should be fitted with cupboards, not less than 16 inches deep, for the proper reception of clothes.

After the general design of the house has been prepared and accepted, it is necessary to make detail drawings and write a specification to clearly describe the details of construction, the various fittings to be adopted and the methods of decoration.

The joinery introduced in many small houses is often purchased from abroad on account of its cheapness, but is usually of poor quality and design. Preference, therefore, should be given to joinery of British manufacture, designed for its particular position and purpose; this will do much to enhance the appearance of the various rooms and give some character to the interior.

Expensive plastered ceilings are unnecessary. For all ordinary purposes, simple moulded cornices will suffice for the bedrooms, with addition of a panelled filling, in some instances, for the sitting rooms. Cornices are not required for rooms of minor importance, and centre-flowers may be omitted altogether. Embossed ceiling papers and wall papers afford a convenient means of decoration.

There should be no difficulty in selecting suitable stoves and sanitary fittings, now that so many of excellent design are on the market.

Much irritation to tenants is caused by fitting door and window furniture of inferior quality; it is essential therefore, to provide furniture of good quality, that is not easily damaged.

All sitting rooms require separate outlet ventilators and additional means for admitting fresh air besides that obtained by opening the windows. It is desirable to make similar provision for the bedrooms.

COMMENTS ON ILLUSTRATIONS.

Design 1.—Each house has the following accommodation, viz :—Dining room, drawing room, kitchen and offices, bathroom and four bedrooms.

The particular aim in this design is to give the desired accommodation for a pair of semi-detached houses, which can be erected on a plot having a minimum frontage of 46 feet. For this reason it is necessary to have a considerable extension at the rear of main building.

A special feature in the drawing room is the attractive addition of an ingle-nook fireplace. This is provided without unduly obstructing the light of kitchen.

The special recess for hats and coats removes the inconvenience of placing a projecting coat stand in a narrow hall.

The china cupboard is accessible without entering the kitchen, and the larder has an external window for its proper ventilation. Both of these points are mentioned, as many houses are unprovided with suitable cupboard and have the larder placed against an internal partition.

A spacious coal cellar is provided below the kitchen with a way down under the main staircase.

It is intended that the roofs shall be slated and the front elevation be relieved by red brick mouldings and gauged arches, and covering with "rough cast" the brickwork round the small windows on the first floor.

Design 2.—Each house has the following accommodation, viz.—Dining room, drawing room, kitchen and offices, bathroom and three bedrooms.

The design is for a plot having a frontage of 23 ft. 6 ins., and to suit certain people who desire a small house with the conveniences usually obtainable only in a house of much larger size.

The kitchen is shut off from the hall by a lobby, which serves the back door, the china cupboard and the larder.

There is a very fair hall and a staircase which is particularly well lighted and ventilated, and on the first floor a separate W.C. off the landing.

It will be noted in the front elevation and section, that, with the exception of the middle bedroom, the external walls on the first floor are not carried up to the ceiling level, thereby reducing the cost of building.

The floor of the bedroom over kitchen is about 7 ins. below the level of the first floor.

Design 3.—Each house has the following accommodation, viz.—Dining room, drawing room, kitchen and offices, bathroom and five bedrooms.

A minimum frontage of 60 feet is required for building a pair of houses to this design and for allowing sufficient room at the side of each house for a passage to the garden.

Reference is made below to several matters of detail which have received attention in the plan.

Adjoining the hall there is a W.C. and a special cloak room fitted with a lavatory basin. Such provision is much appreciated, and is a particular convenience, when visitors are being entertained in the house.

The recess in rear partition of dining room is wide enough for a sideboard, and the ingle nook in drawing room permits the fitting of comfortable seats on each side of the fireplace.

The garden door is protected by a porch from the effects of rough weather.

Admission to the coal cellar is given by a staircase from the lobby between the kitchen and hall.

The scullery entrance is recessed to admit of a corner window in the kitchen and so obtain the best light.

The staircase from ground floor to first floor is well lighted by a wide window. The attic staircase, taken over a portion of the bathroom, reaches the attic floor landing in a position to allow of two useful bedrooms being constructed in the roof. It is necessary to form two dormers, which appear in the front elevation, to give sufficient head-room on the landing and admit light to the staircase.

Sufficient thickness of brickwork is provided for the proper support of the steel joists that must be fixed across the kitchen and drawing room to carry the rear wall on the First Floor.

The room over the kitchen has an attractive bay window, and is suitable for use as a bedroom or a third sitting room.

It is intended that the external walls of the upper floors be coated with "rough cast" and the roof be covered with red tiles.

Design 4.—Each house has the following accommodation, viz.—Lounge hall, dining room, drawing room, kitchen and offices, bathroom and seven bedrooms.

The design is for a pair of semi-detached houses which can be built on a plot having a minimum frontage of 65 feet.

Where a wider frontage, say about 80 feet, is available, the small addition building and the yard may be placed at the side of the house. This will leave an unbroken front towards the garden.

The elevations are designed to be inexpensive, and the plans are straightforward and provide convenient accommodation for a family.

A special feature is the provision of a large hall, fitted with a fireplace, instead of a third sitting room.

Design 5.—Each house has the following accommodation, viz.—Lounge hall, dining room, drawing room, kitchen and offices, bathroom and four bedrooms.

This is an alternative elevation for a pair of semi-detached villas of similar plan to the previous design (No. 4), but with the omission of the Attic Floor.

Design 6.—Each house has the following accommodation, viz.—Dining room, drawing room, library, kitchen and offices, bathroom, six bedrooms and one dressing room.

This design is for a pair of semi-detached houses, suitable for erection in a first class suburban district. The minimum width of frontage required is 40 feet for each plot.

The Ground Plan provides a cloak room and W.C. adjoining the hall.

The main staircase is not taken beyond the level of the First Floor. This is an advantage, as the ceiling over can then be on one level and the hall and staircase may be made an attractive feature in the house.

The dressing room is in a convenient position, being between the best bedroom and the bath room. It may be approached either from the bedroom or the First Floor landing.

The roof is of the simplest construction and full advantage has been taken of its internal space for the Attic Floor. The break in the roof is no detriment to the appearance, and permits of the attic staircase receiving direct light through a window in the flank wall, which is carried up to the slope of the roof.

It may be mentioned that all the bedroom windows on the First Floor, with the exception of the three-sided angle window, are designed for the employment of sashes and frames of one pattern and size. This is one of the many ways of reducing the cost of production.

It is intended for elevations that the exposed brickwork shall have red facing bricks, the brickwork on First Floor be coated with "rough cast," and the roof covered with red tiles.

Masonry may be introduced with effect in the Front Elevation, as shown in Plate XXVII.

Design 7.—The house has the following accommodation, viz.—Dining room, drawing room, library, kitchen and offices, bathroom and seven bedrooms.

This design is for a detached house, which can be conveniently built on a plot with a 50 feet frontage or on a corner site of suitable size.

The ingle-nooks form an attractive addition to the dining room and drawing room and to the two large bedrooms. A spacious verandah is provided outside the drawing room, but a conservatory can be substituted, if desired, without serious prejudice to the ventilation of the drawing room, as there are windows in the flank wall.

The domestic offices are convenient and entirely shut off from the rest of the house.

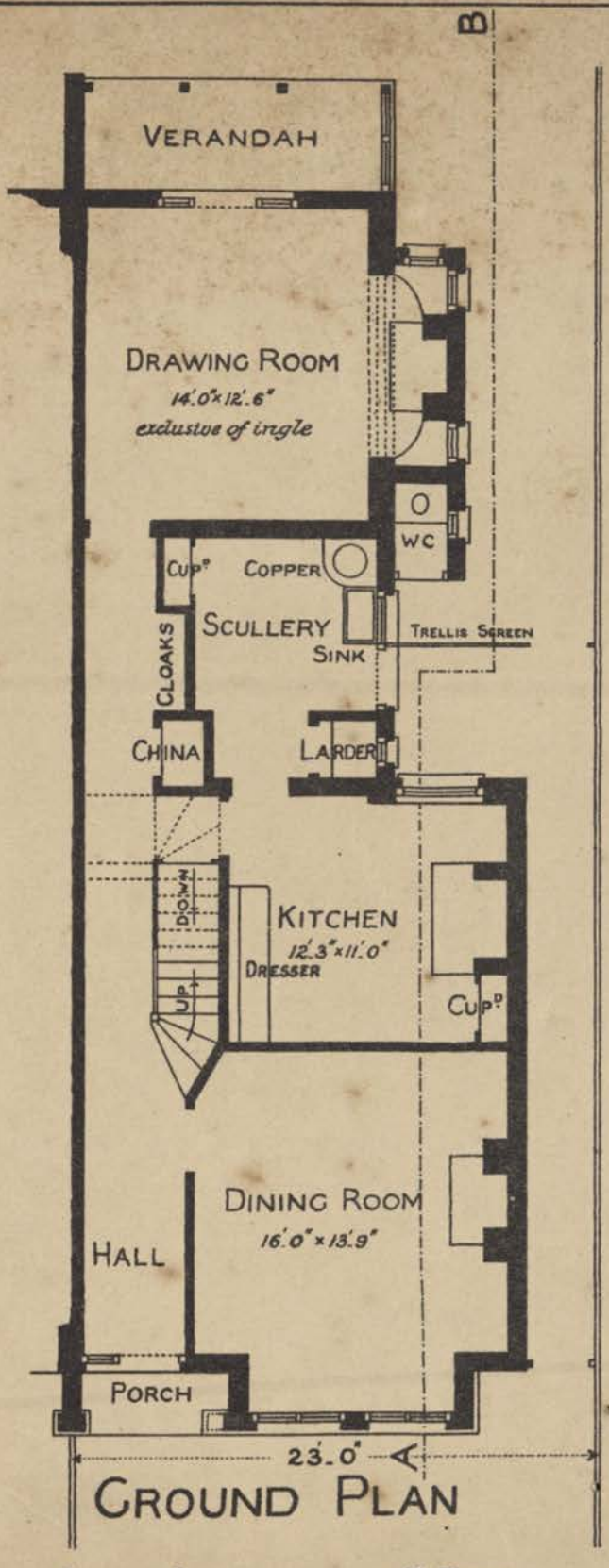
The attic staircase is so placed as to allow sufficient head-room underneath for entering W.C. and sufficient head-room over, to avoid the necessity of constructing a dormer in the roof.

Design 8.—This house has the following accommodation, viz.—Spacious hall, dining room, drawing room, library, kitchen and offices, bathroom and seven bedrooms.

This design is for a detached house suitable for erection on a plot with a minimum frontage of 60 feet. Such frontage permits of the domestic offices being placed at the side of the house, and, if the garden is long enough, allows sufficient room for a tennis court. A separate way through to garden is provided from the hall.

Special features in the design are the arrangement of hall and staircases and the plan of drawing room. The latter is of somewhat unusual shape, but, in practice, is more convenient for receiving furniture than a rectangular room, and presents an effective appearance.

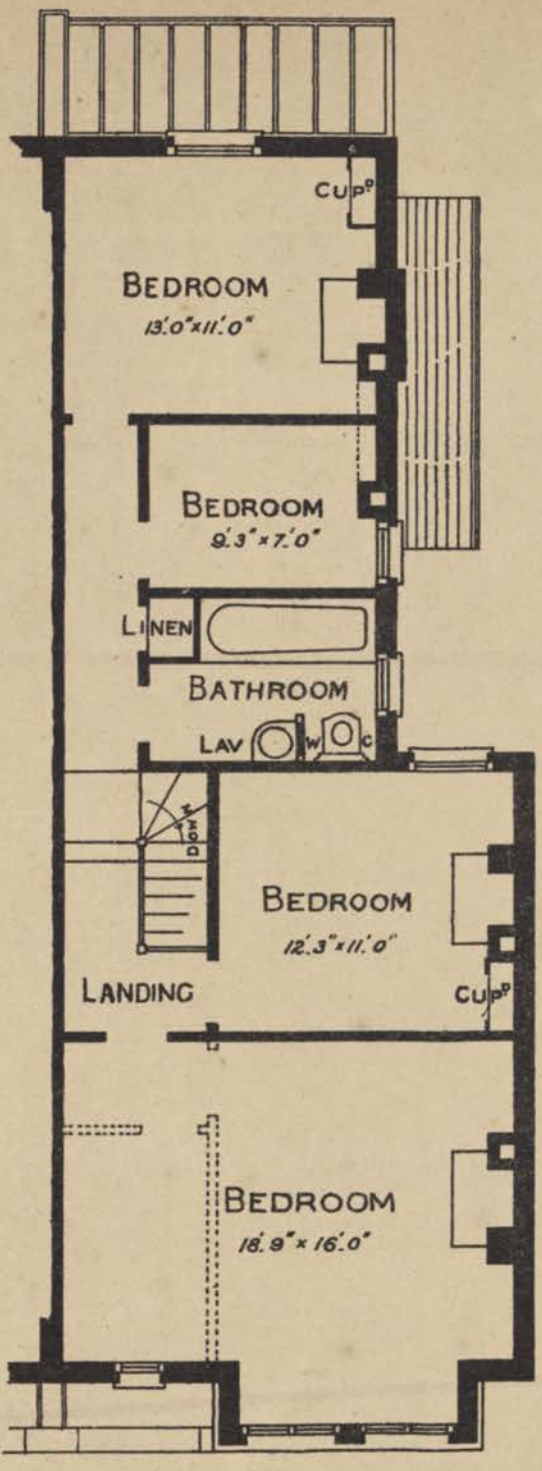
The Attic Floor is also of unusual plan. A portion of the brickwork is carried up on each flank wall to window sill level for the construction of two large dormers. These dormers, it will be seen on reference to the plan, add materially to the size of the rooms, and in one instance afford a convenient recess for the fireplace.



GROUND PLAN

SCALE 10 5 0 10 FEET

J. HERBERT PEARSON
ARCHITECT



FIRST FLOOR PLAN

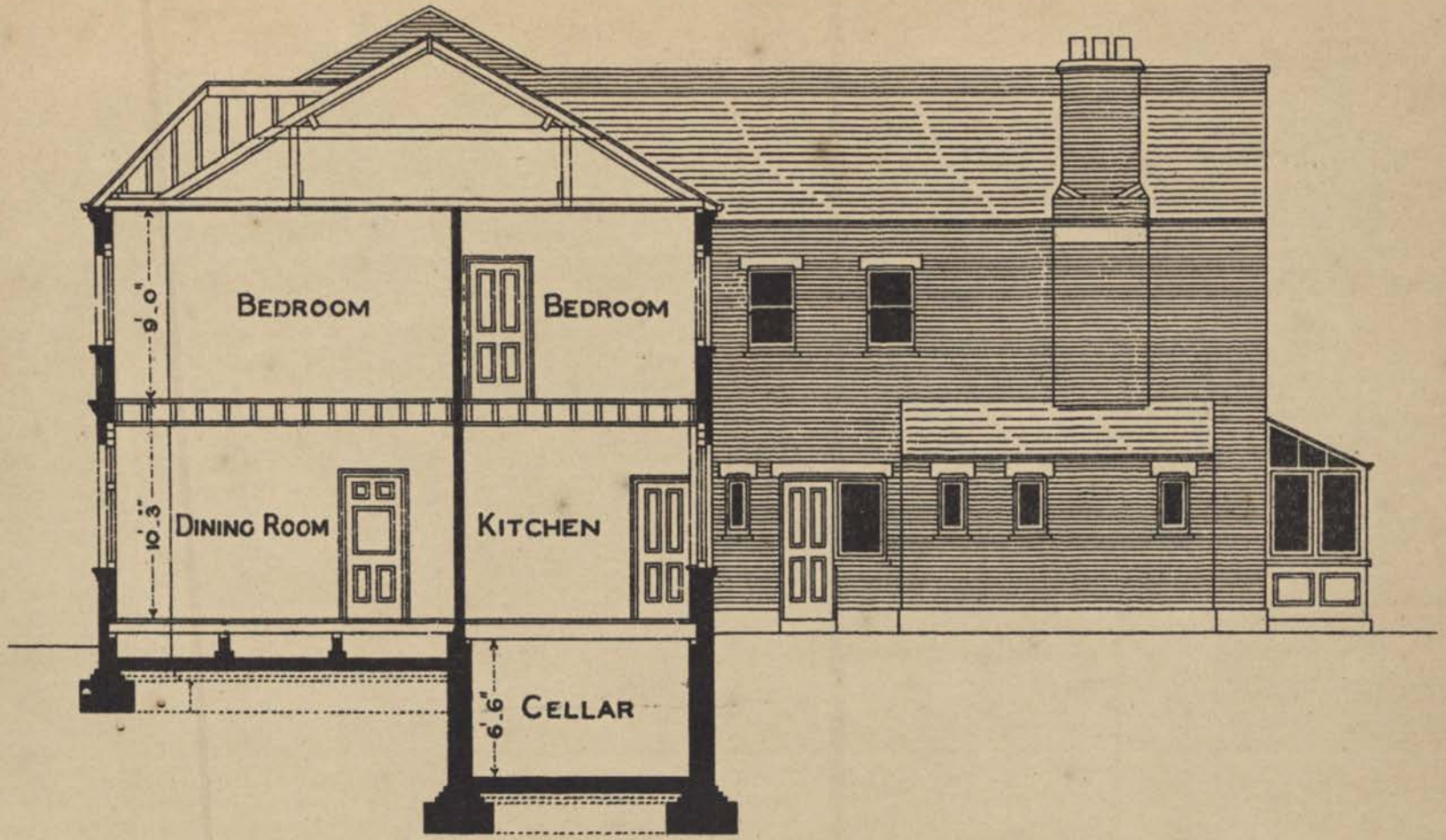
SCALE 10 5 0 10 FEET

J. HERBERT PEARSON
ARCHITECT

FRONT ELEVATION

SCALE 10 5 0 10 FEET

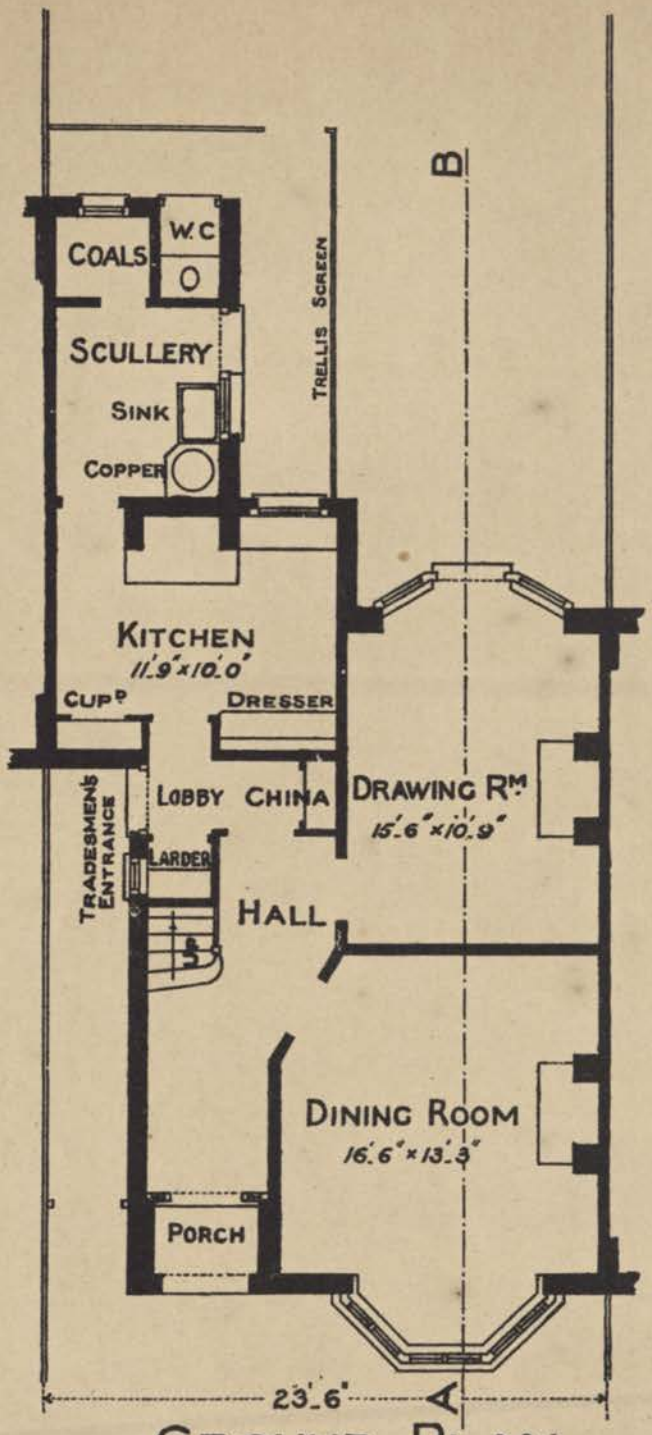
J. HERBERT PEARSON
ARCHITECT



SECTION AT AB

SCALE 10 5 0 10 FEET

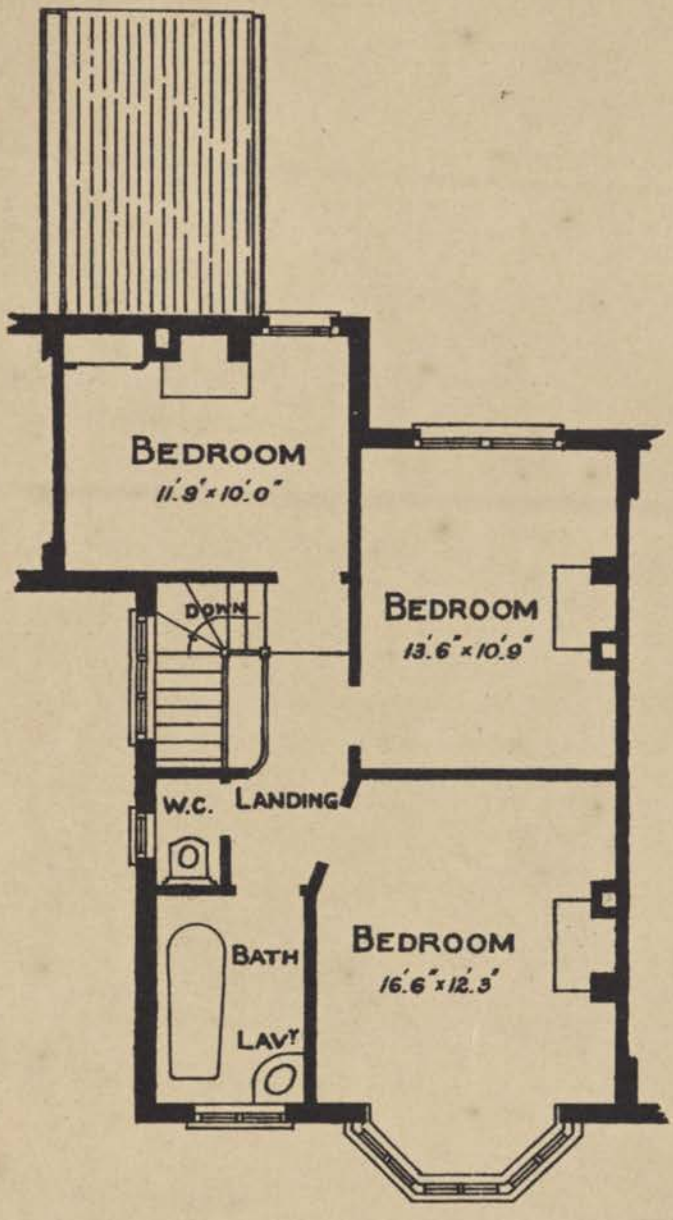
J HERBERT PEARSON
ARCHITECT



GROUND PLAN

SCALE 10 5 0 10 FEET

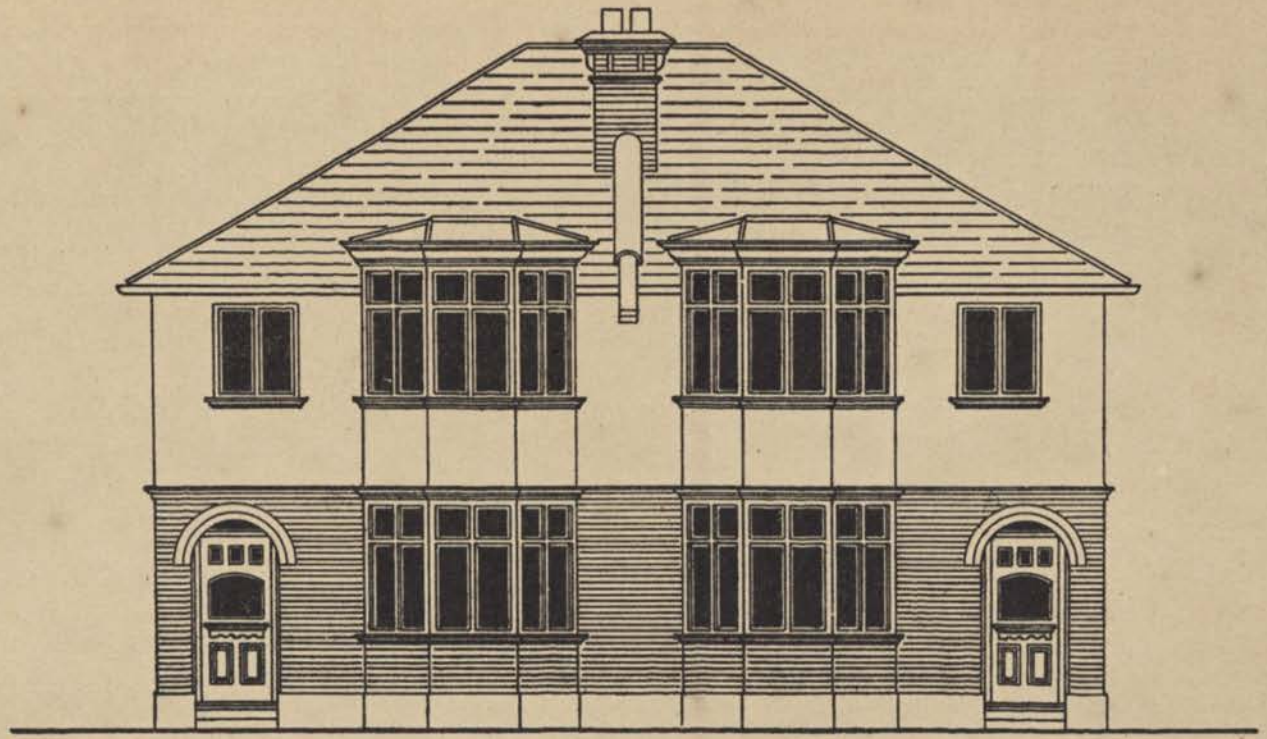
J. HERBERT PEARSON
ARCHITECT



FIRST FLOOR PLAN

SCALE 10 5 0 10 FEET

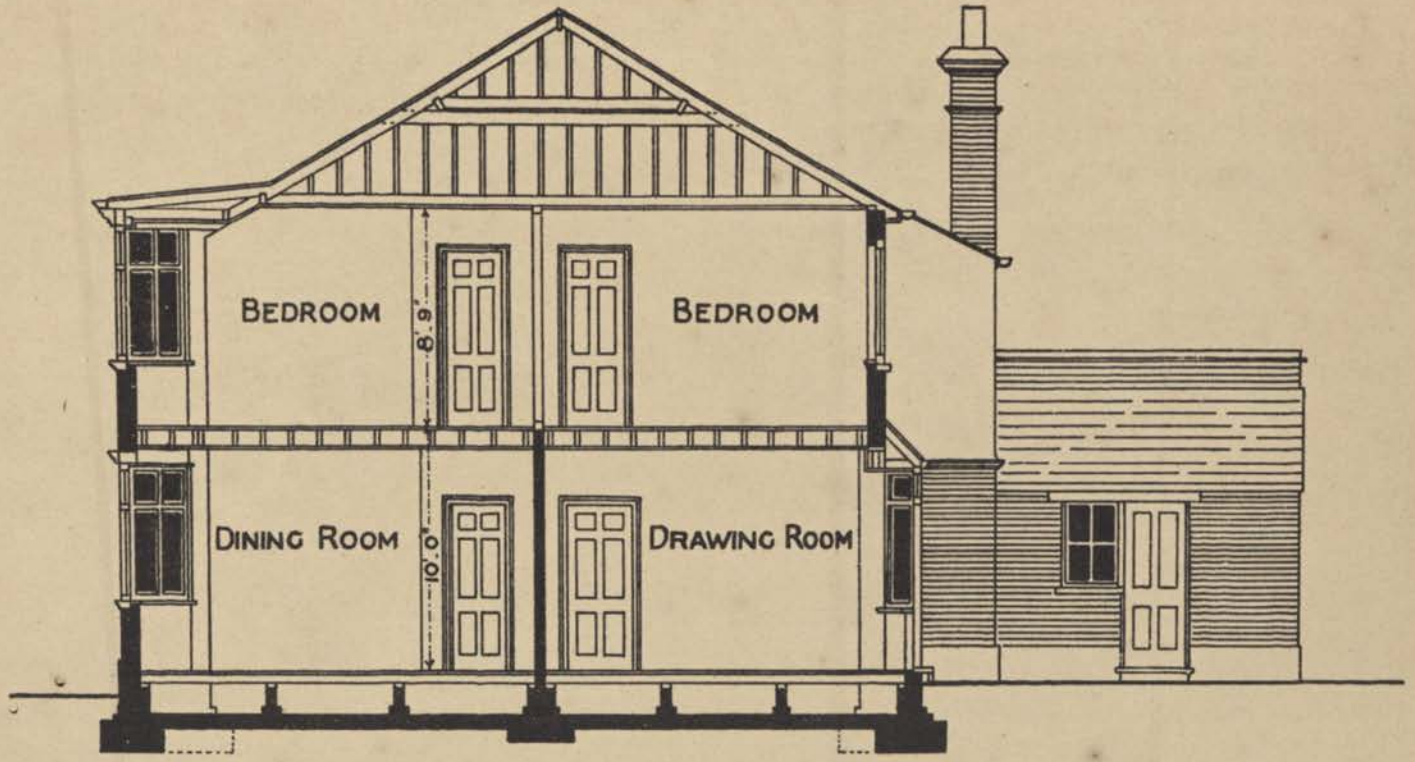
J. HERBERT PEARSON
ARCHITECT



FRONT ELEVATION

SCALE 10 5 0 10 FEET

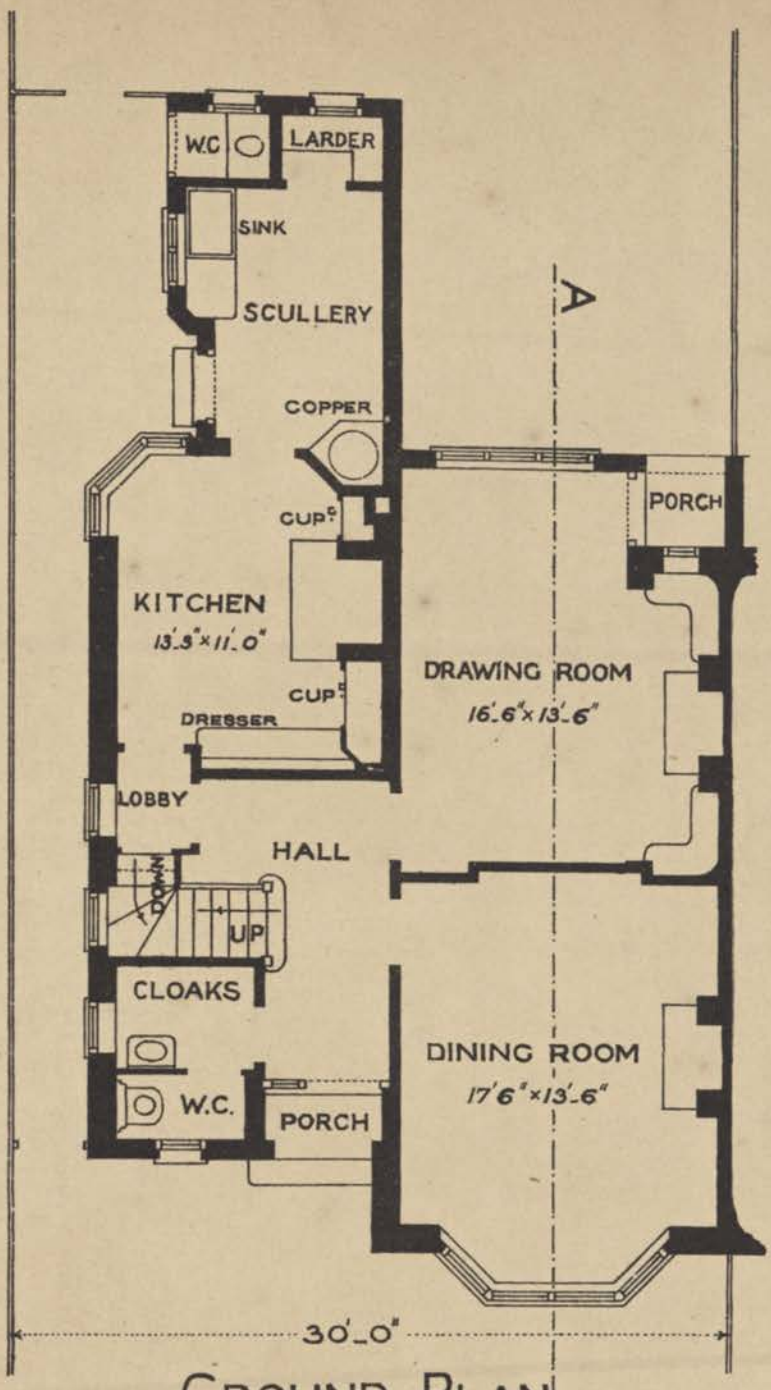
J. HERBERT PEARSON
ARCHITECT



SECTION AT A B

SCALE 10 5 0 10 FEET

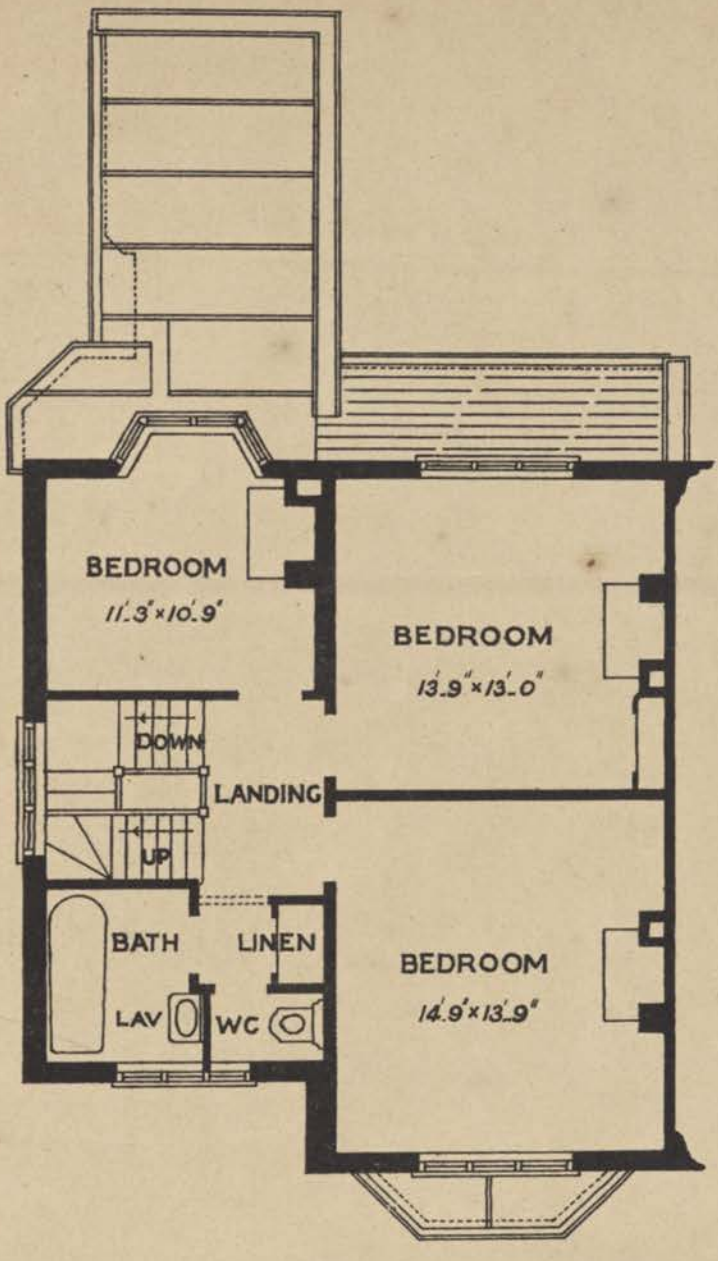
J. HERBERT PEARSON
ARCHITECT



GROUND PLAN

SCALE 10 5 0 10 FEET

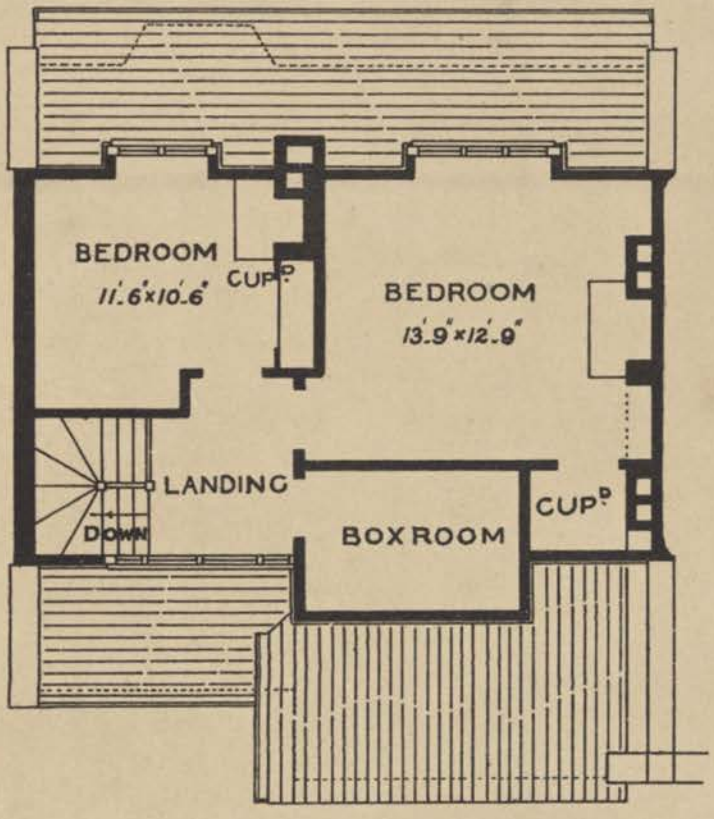
J. HERBERT PEARSON
ARCHITECT



First Floor Plan

Scale 10 5 0 10 Feet

J Herbert Pearson
Architect



ATTIC PLAN

SCALE 10 5 0 10 FEET

J. HERBERT PEARSON
ARCHITECT

FRONT ELEVATION

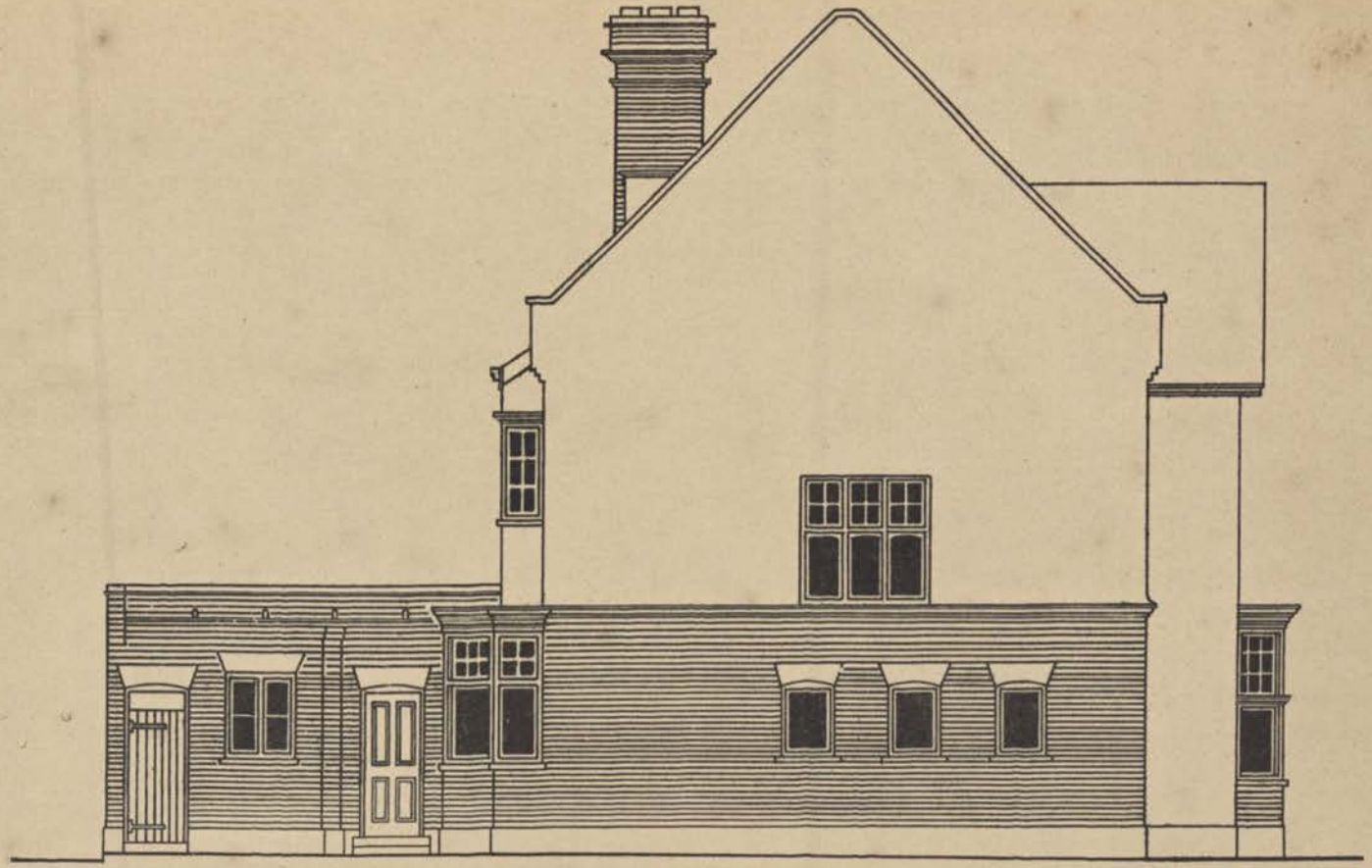
SCALE 10 5 0 10 FEET

J. HERBERT PEARSON
ARCHITECT

Back Elevation

Scale 10 5 0 10 Feet

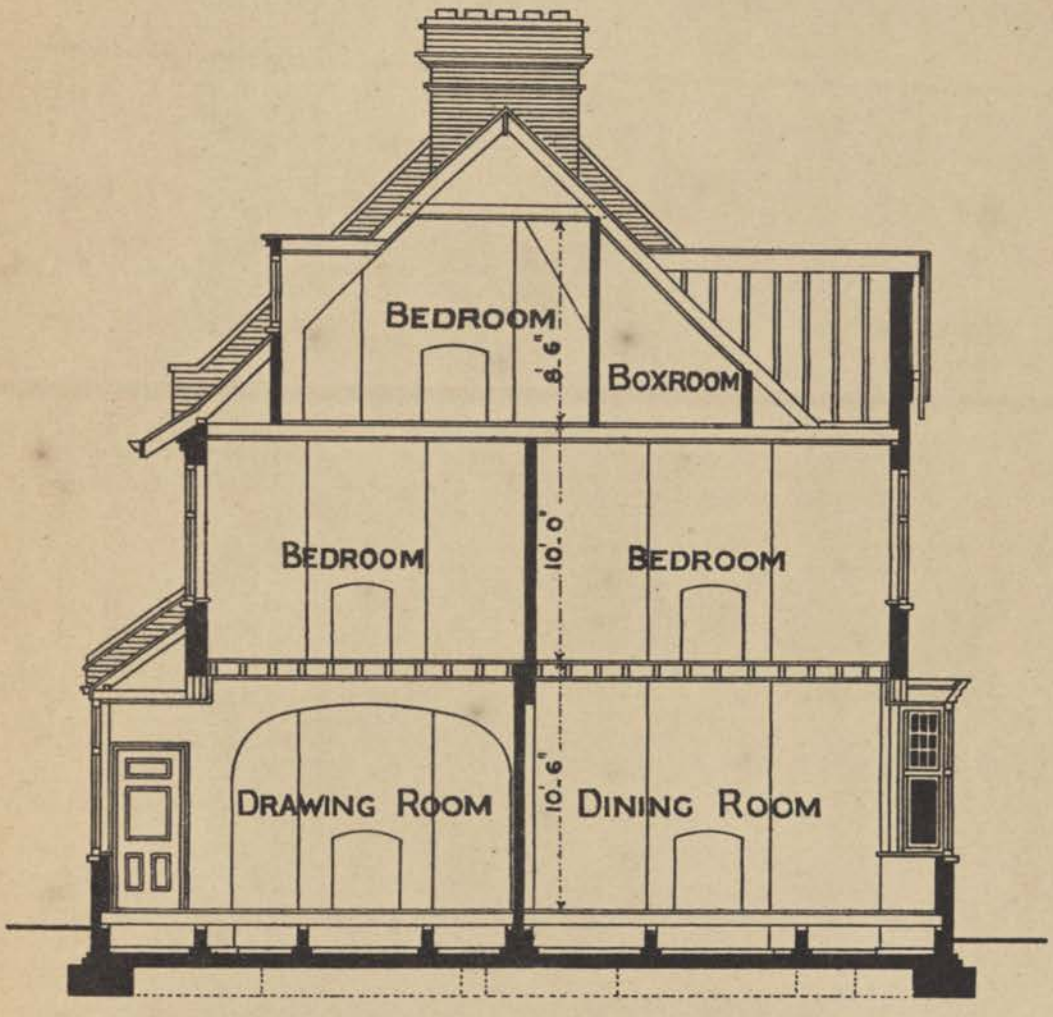
J. Herbert Pearson
Architect



SIDE ELEVATION

SCALE 10 5 0 10 FEET

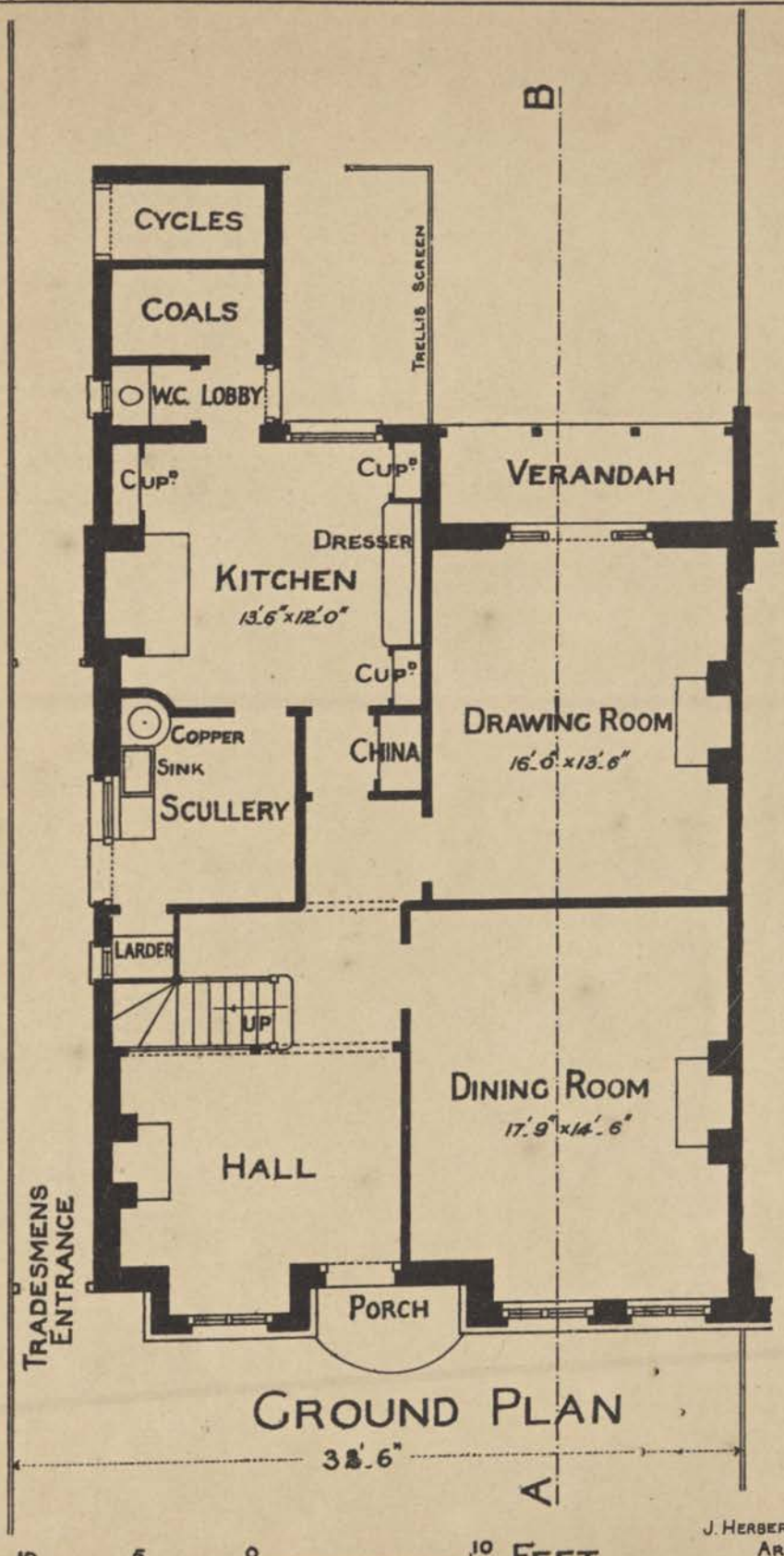
J. HERBERT PEARSON
ARCHITECT



SECTION AT AB

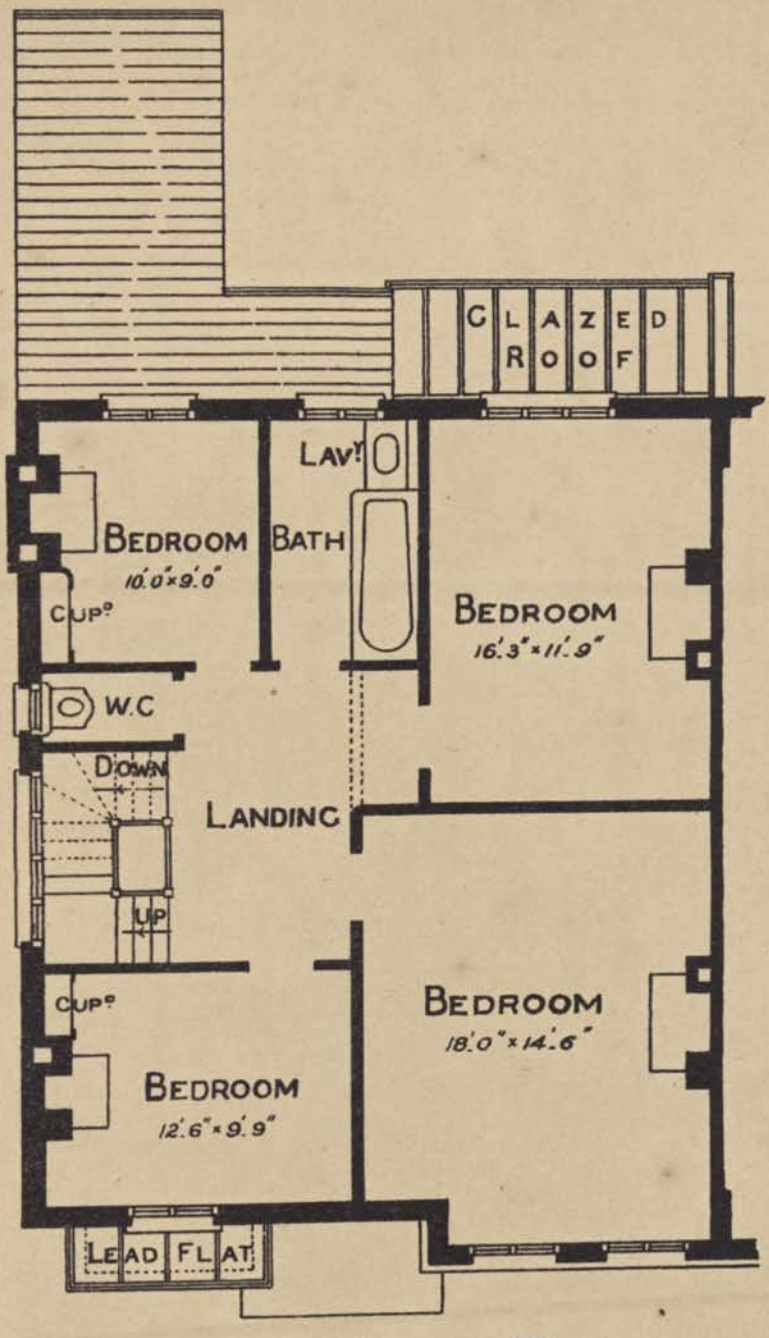
SCALE 10 5 0 10 FEET

J. HERBERT PEARSON
ARCHITECT



GROUND PLAN

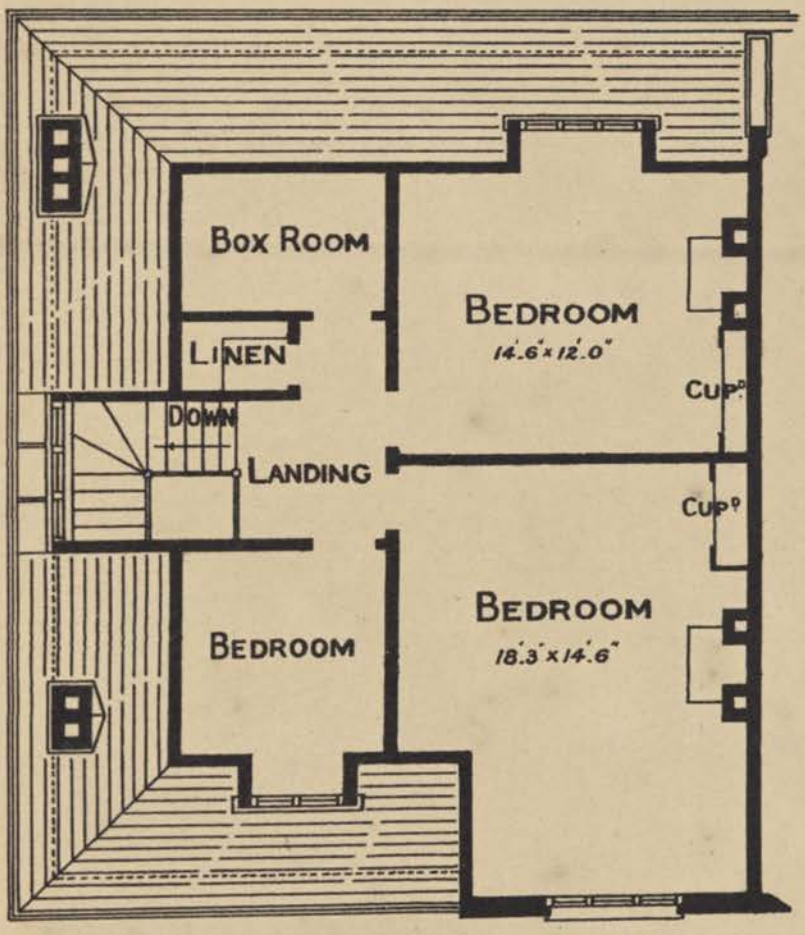
J. HERBERT PEARSON
ARCHITECT



FIRST FLOOR PLAN

J HERBERT PEARSON
ARCHITECT

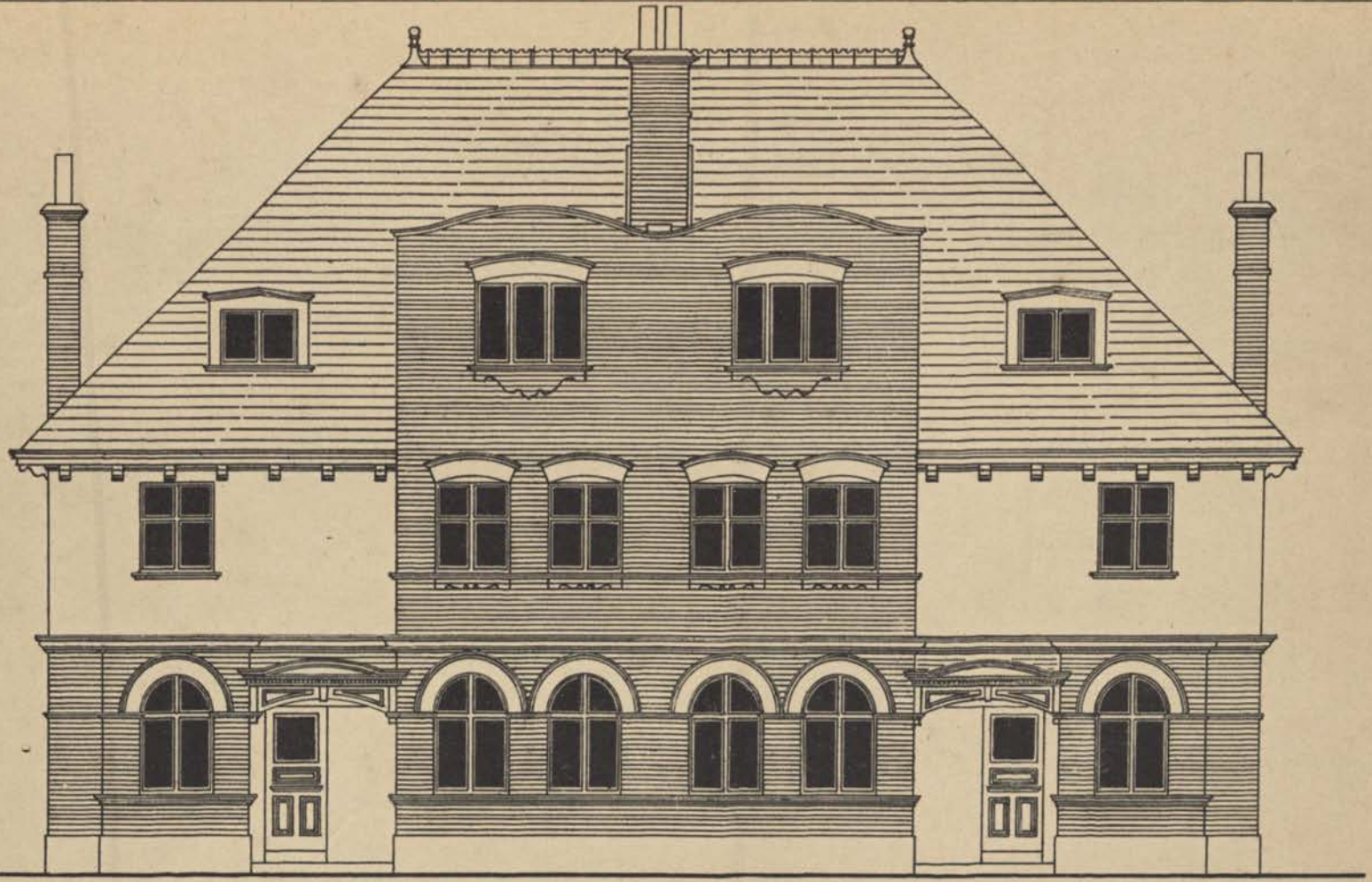
SCALE 10 5 0 10 FEET



Attic Plan

Scale 10 5 0 10 Feet

J. Herbert Pearson
Architect



FRONT ELEVATION

SCALE 10 5 0 10 FEET

J. HERBERT PEARSON
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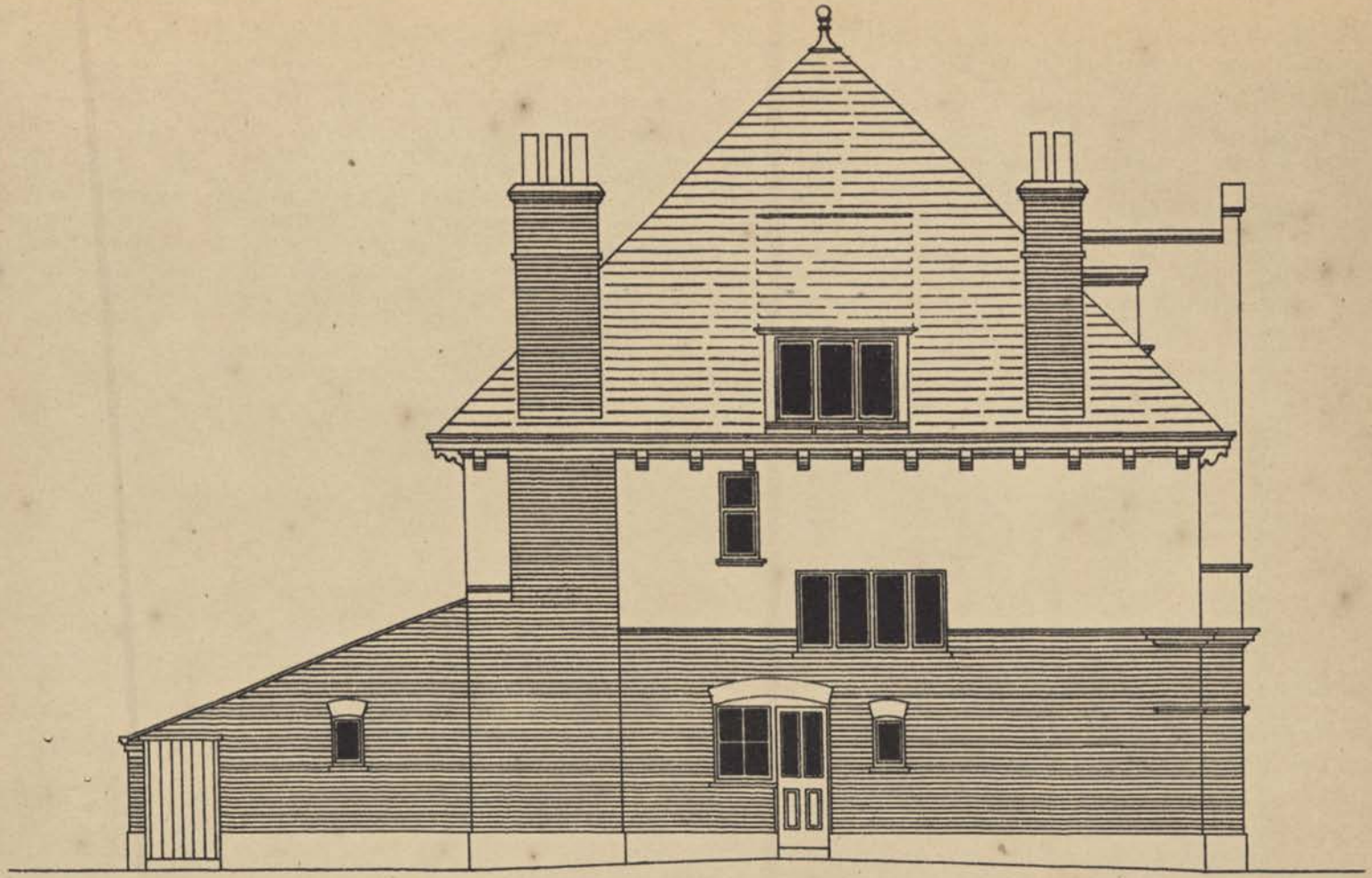
BACK ELEVATION

SCALE 10 5 0 10 FEET

J HERBERT PEARSON
ARCHITECT

Design 4.

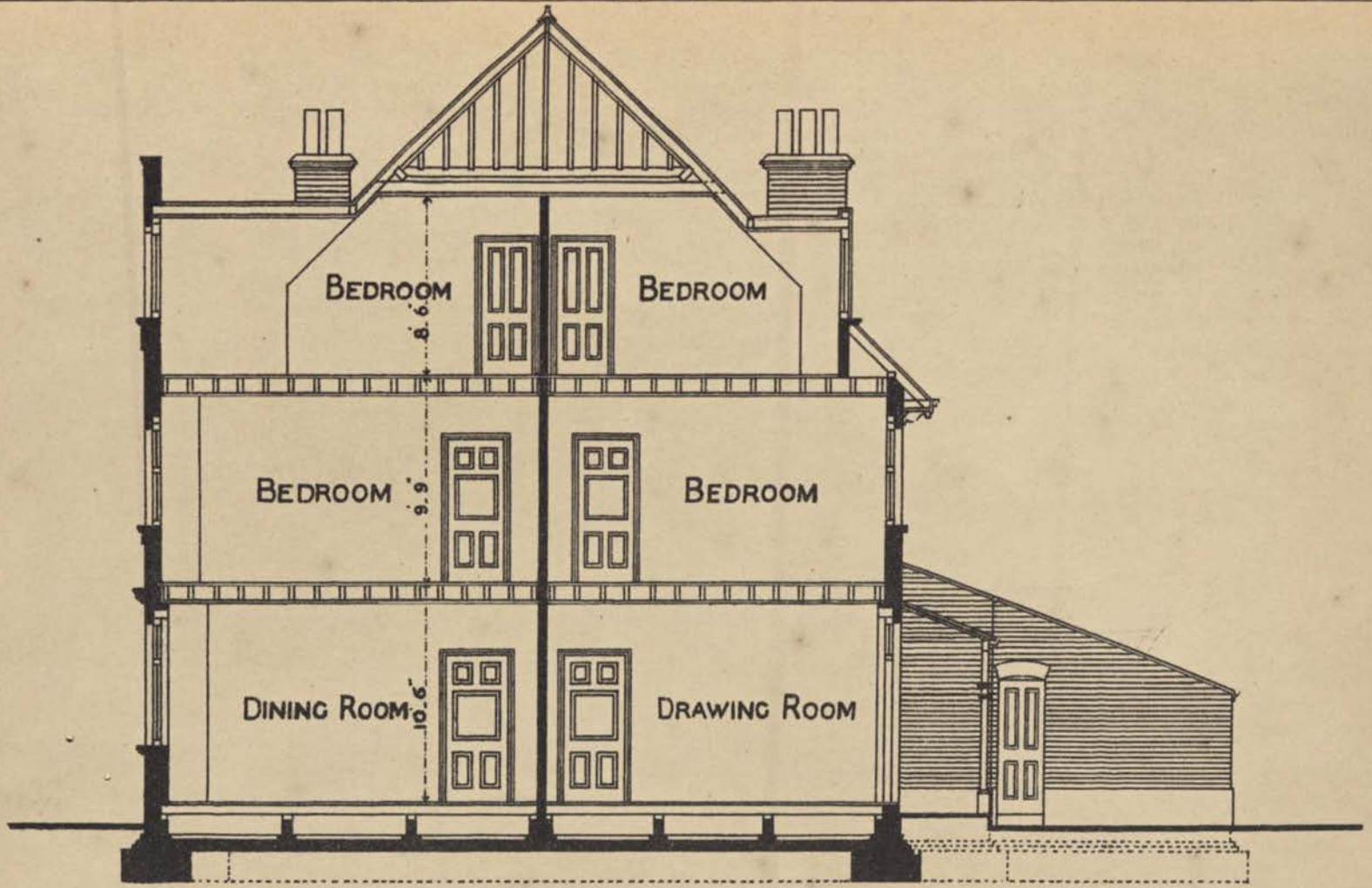
XX



SIDE ELEVATION

SCALE 10 5 0 10 FEET

J. HERBERT PEARSON
ARCHITECT



SECTION AT AB

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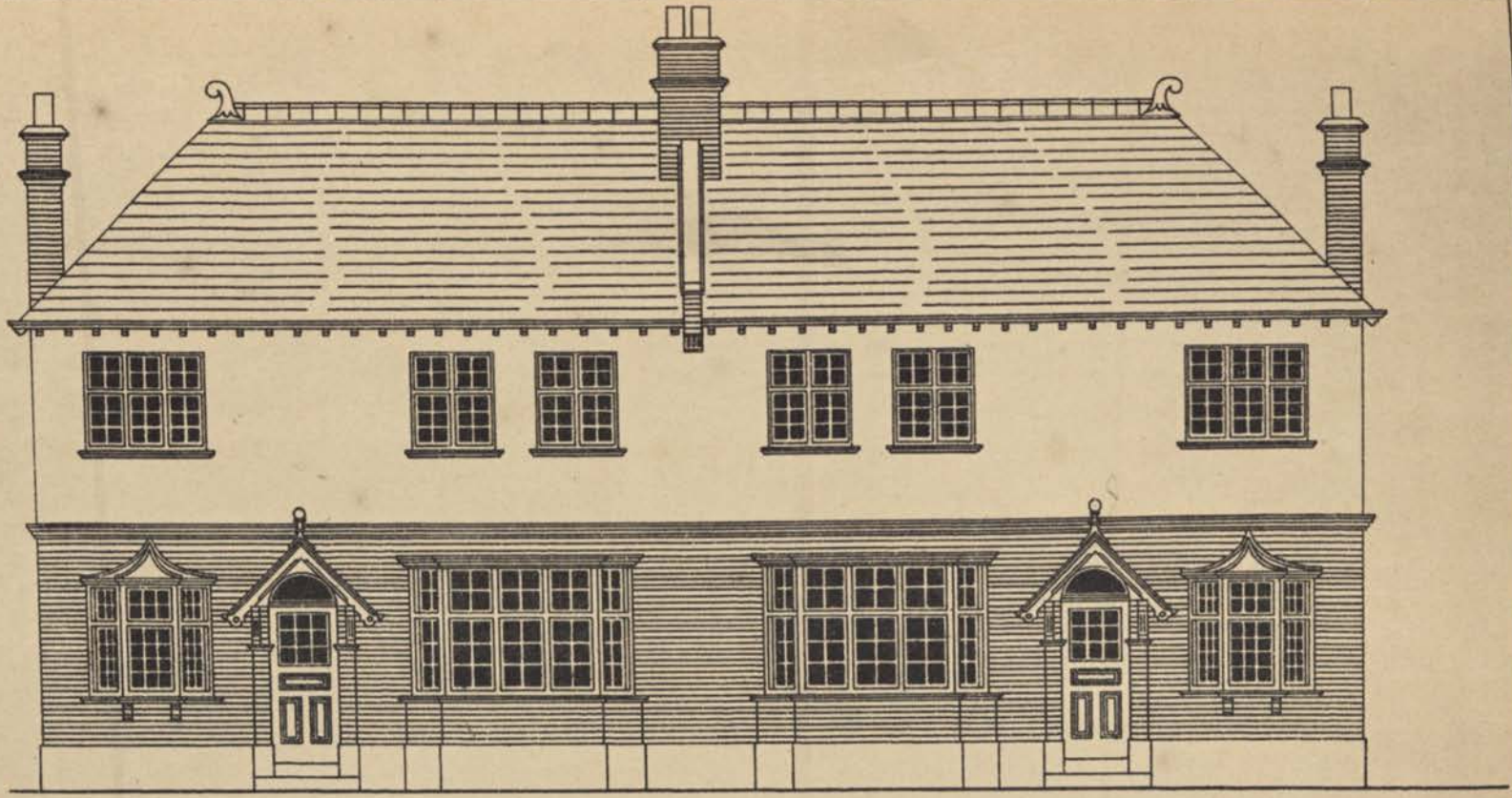
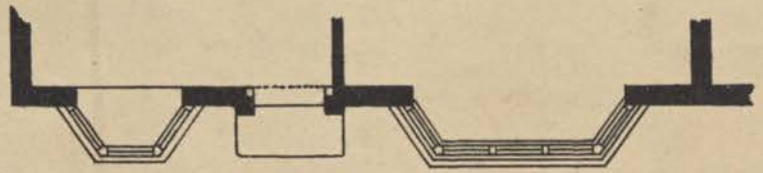
ARCHITECT



FRONT ELEVATION

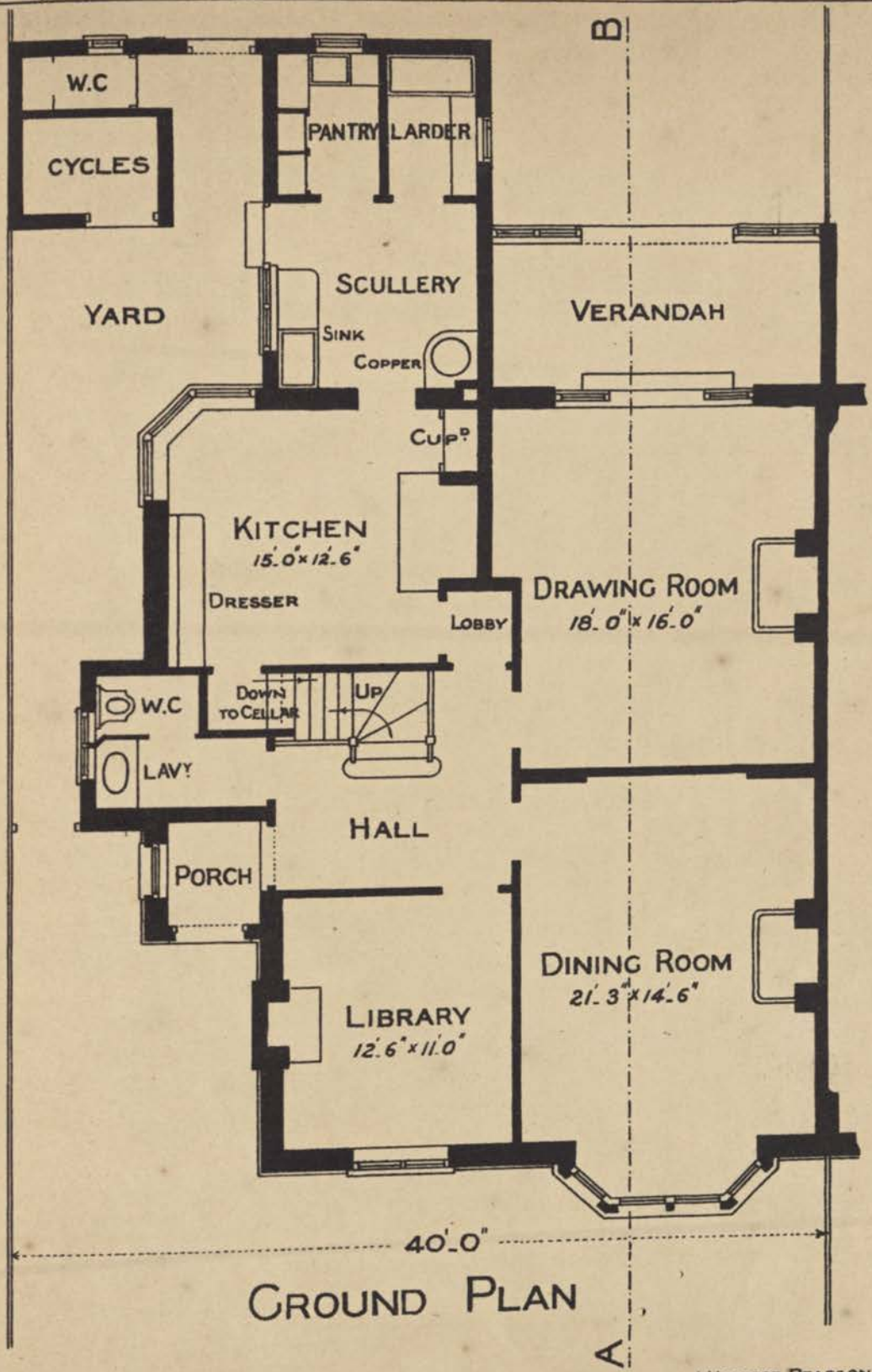


PLAN

ALTERNATIVE DESIGN

J. HERBERT PEARSON
ARCHITECT

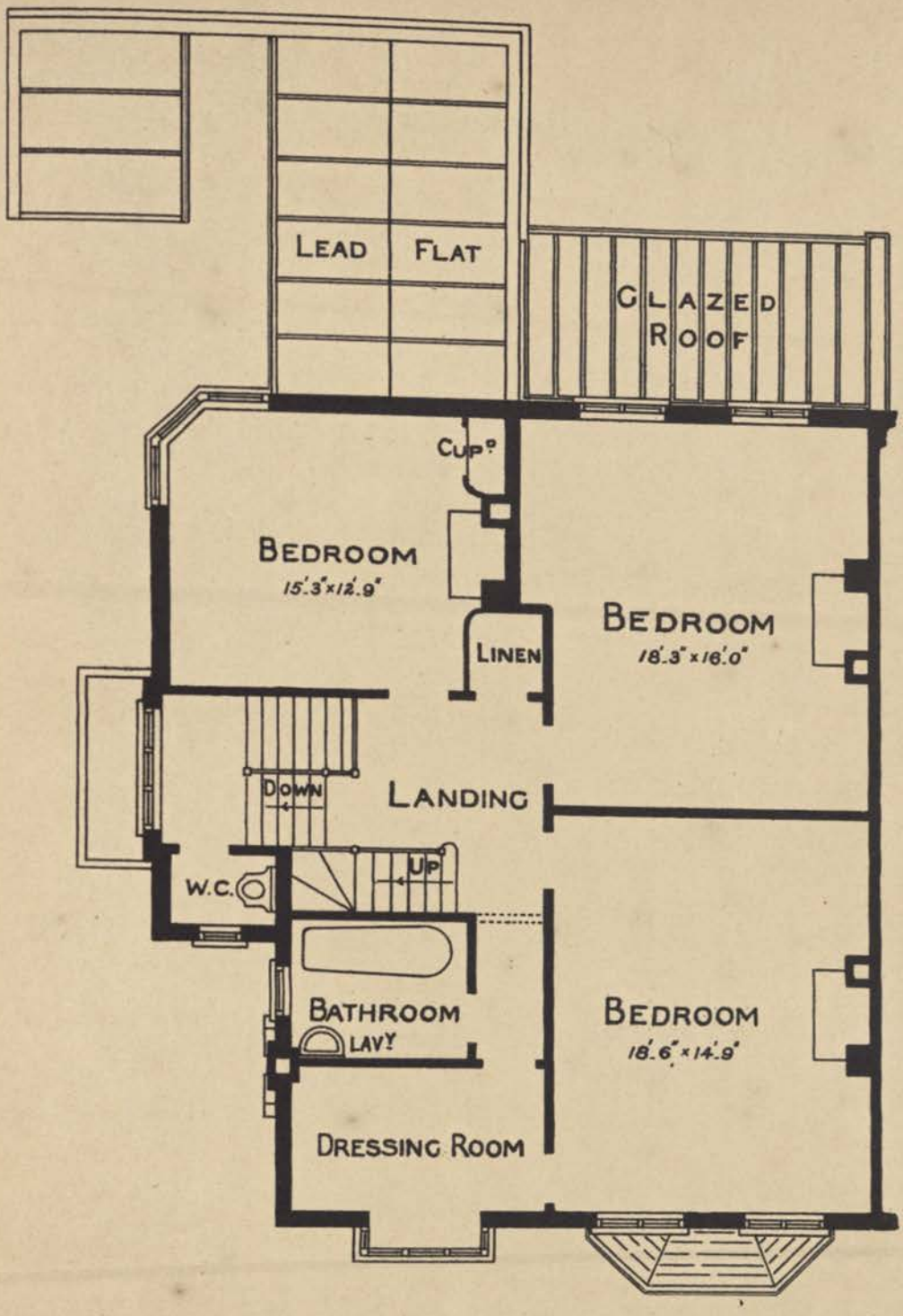
SCALE 10 5 0 10 FEET



GROUND PLAN

J. HERBERT PEARSON
ARCHITECT

SCALE 10 5 0 10 FEET



FIRST FLOOR PLAN

SCALE 10 5 0 10 FEET

J. HERBERT PEARSON
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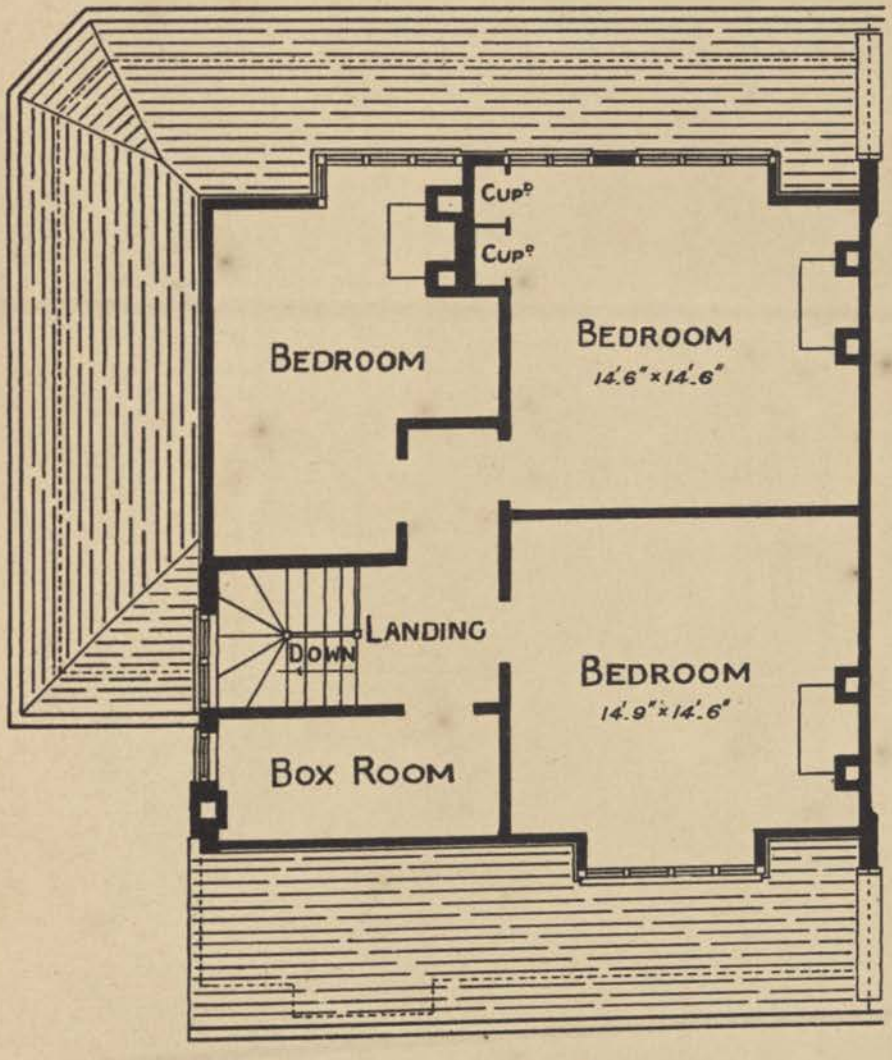


ATTIC PLAN

SCALE 10 5 0 10 FEET

J. HERBERT PEARSON
ARCHITECT

FRONT ELEVATION

SCALE 10 5 0 10 FEET

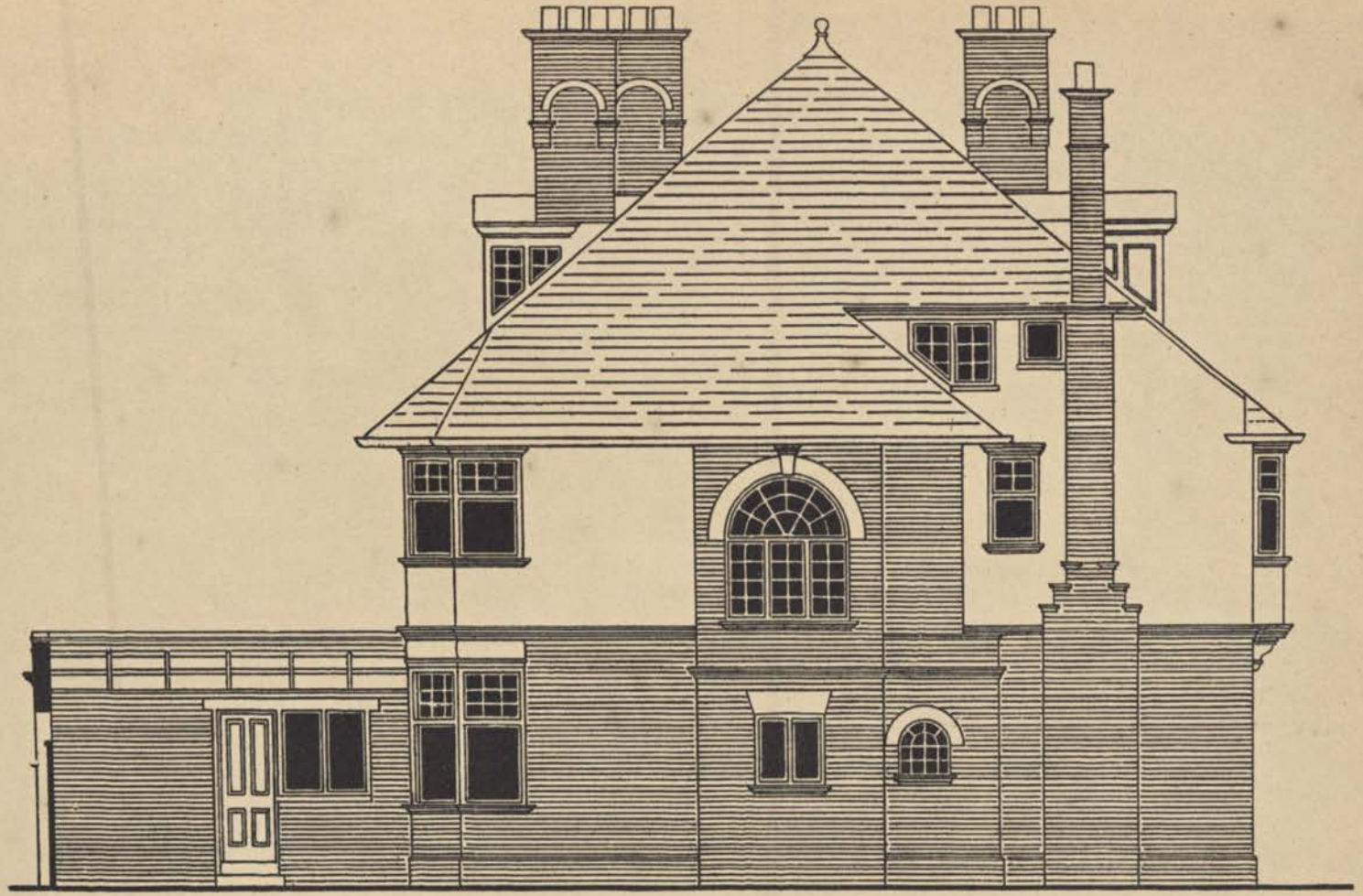
J. HERBERT PEARSON
ARCHITECT

2004 f4002

BACK ELEVATION

SCALE 10 5 0 10 FEET

J. HEBBERT PEARSON
ARCHITECT



SIDE ELEVATION

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J. HERBERT PEARSON
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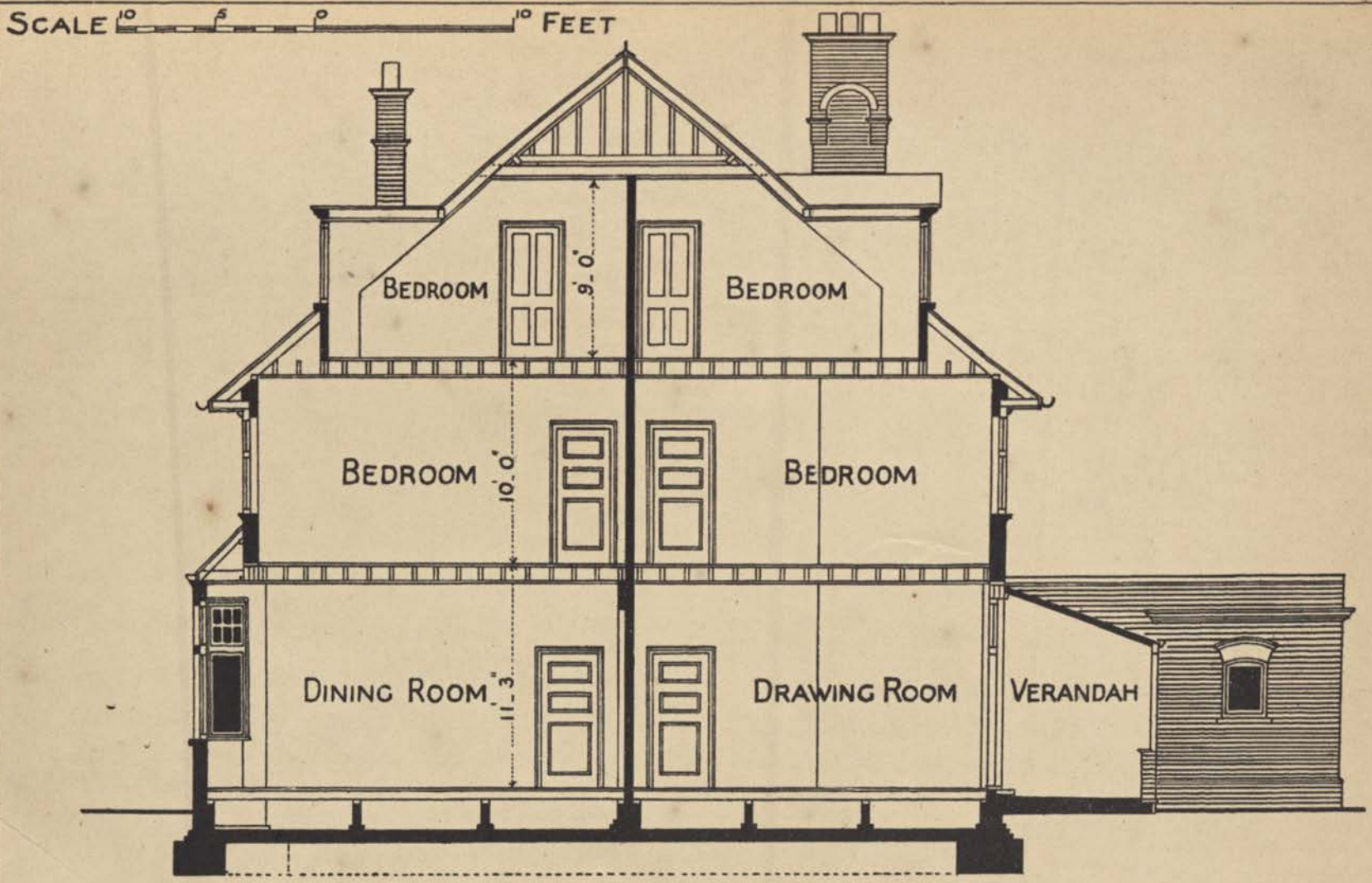

SECTION AT A B

J. HERBERT PEARSON
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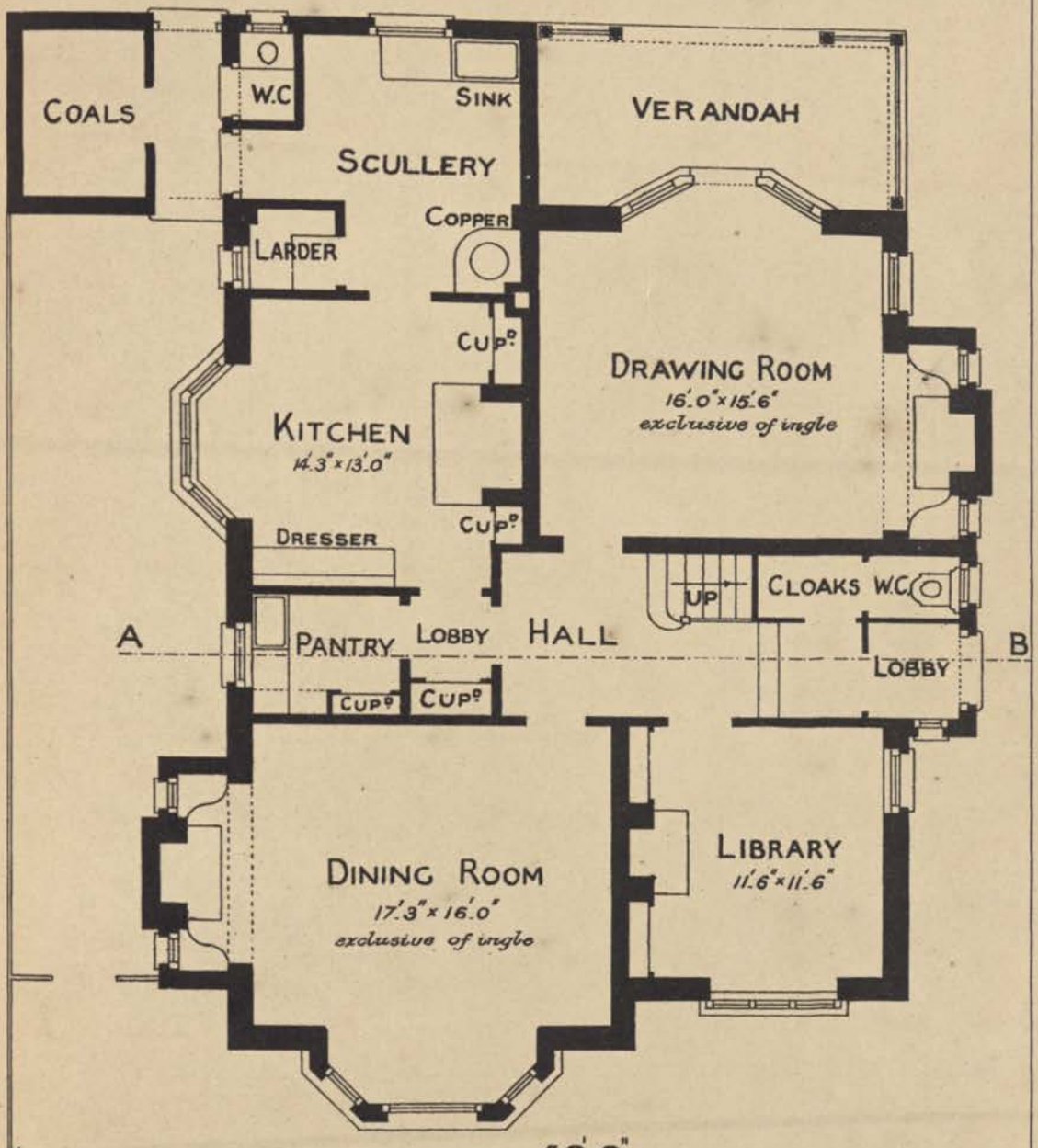

GROUND PLAN.

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J. HERBERT PEARSON
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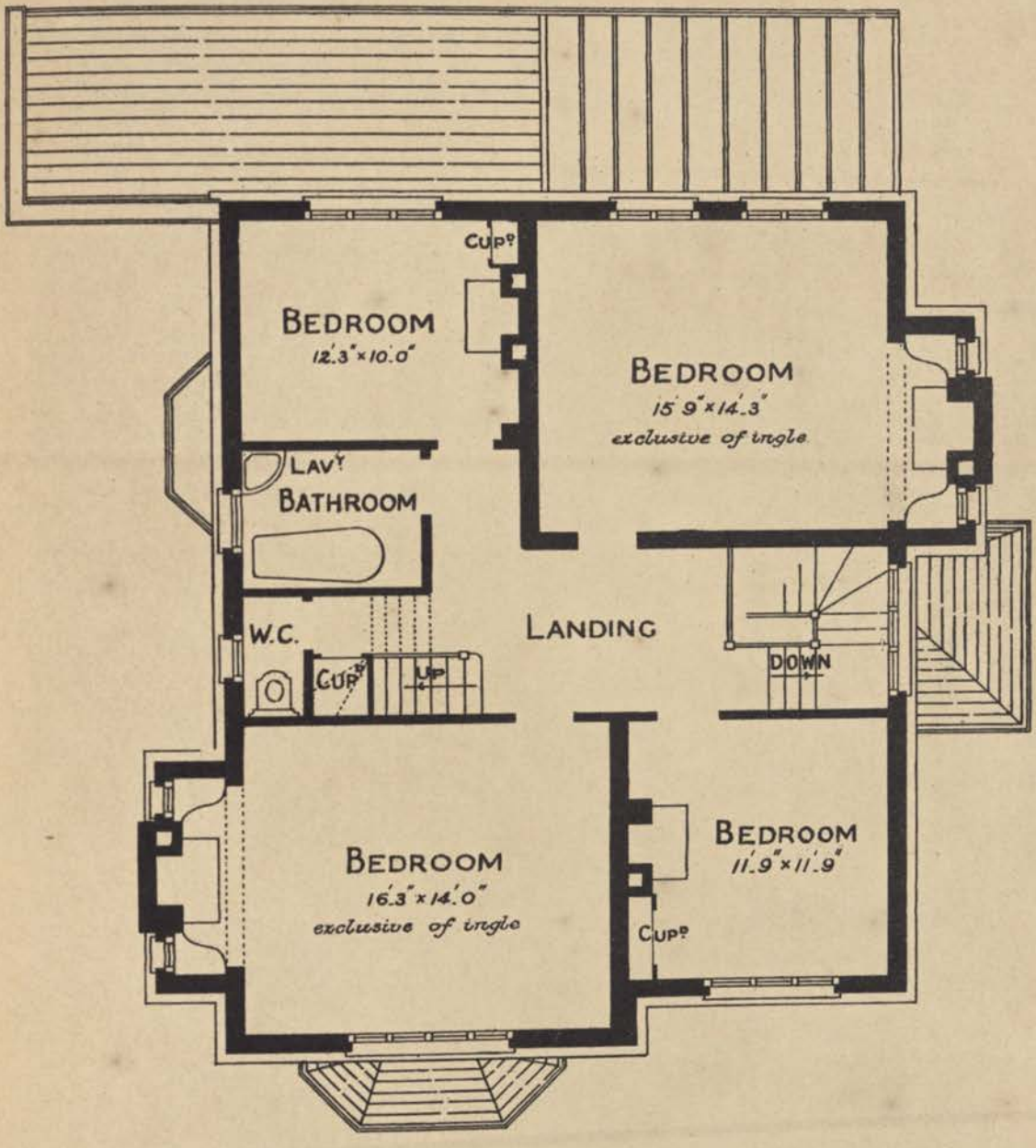

FIRST FLOOR PLAN

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J. HERBERT PEARSON
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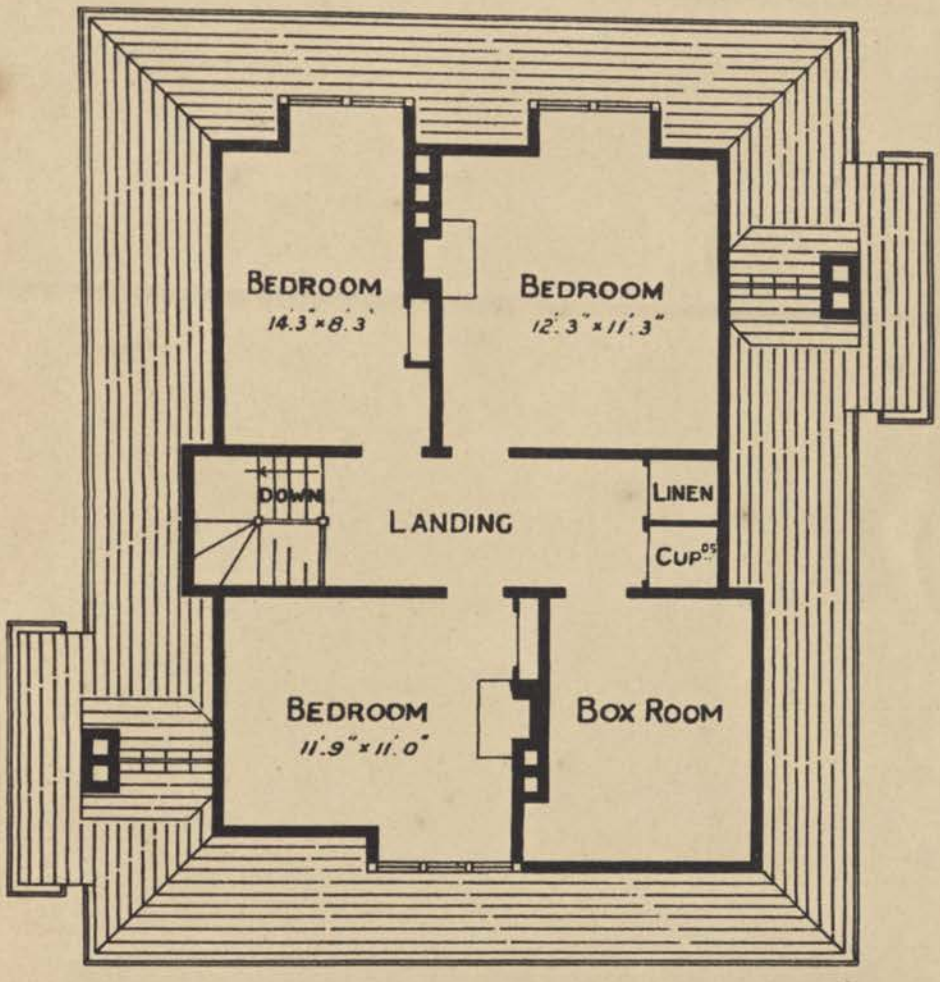


ATTIC PLAN

SCALE 10 5 0 10 FEET

J. HERBERT PEARSON
ARCHITECT

FRONT ELEVATION

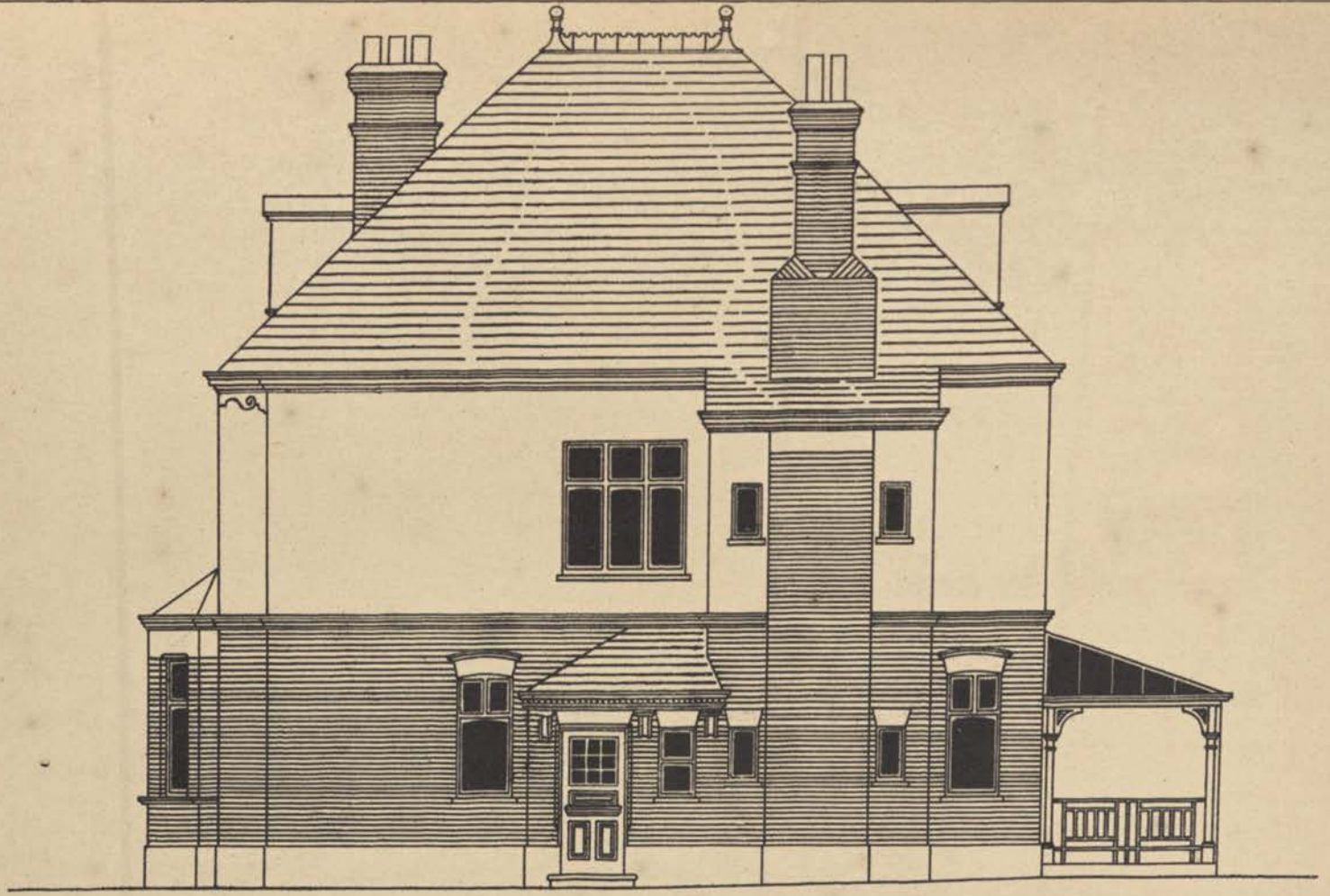
SCALE 10 5 0 10 FEET

J. HERBERT PEARSON
ARCHITECT

BACK ELEVATION

SCALE 10 5 0 10 FEET

J. HERBERT PEARSON
ARCHITECT



SIDE ELEVATION

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J. HERBERT PEARSON
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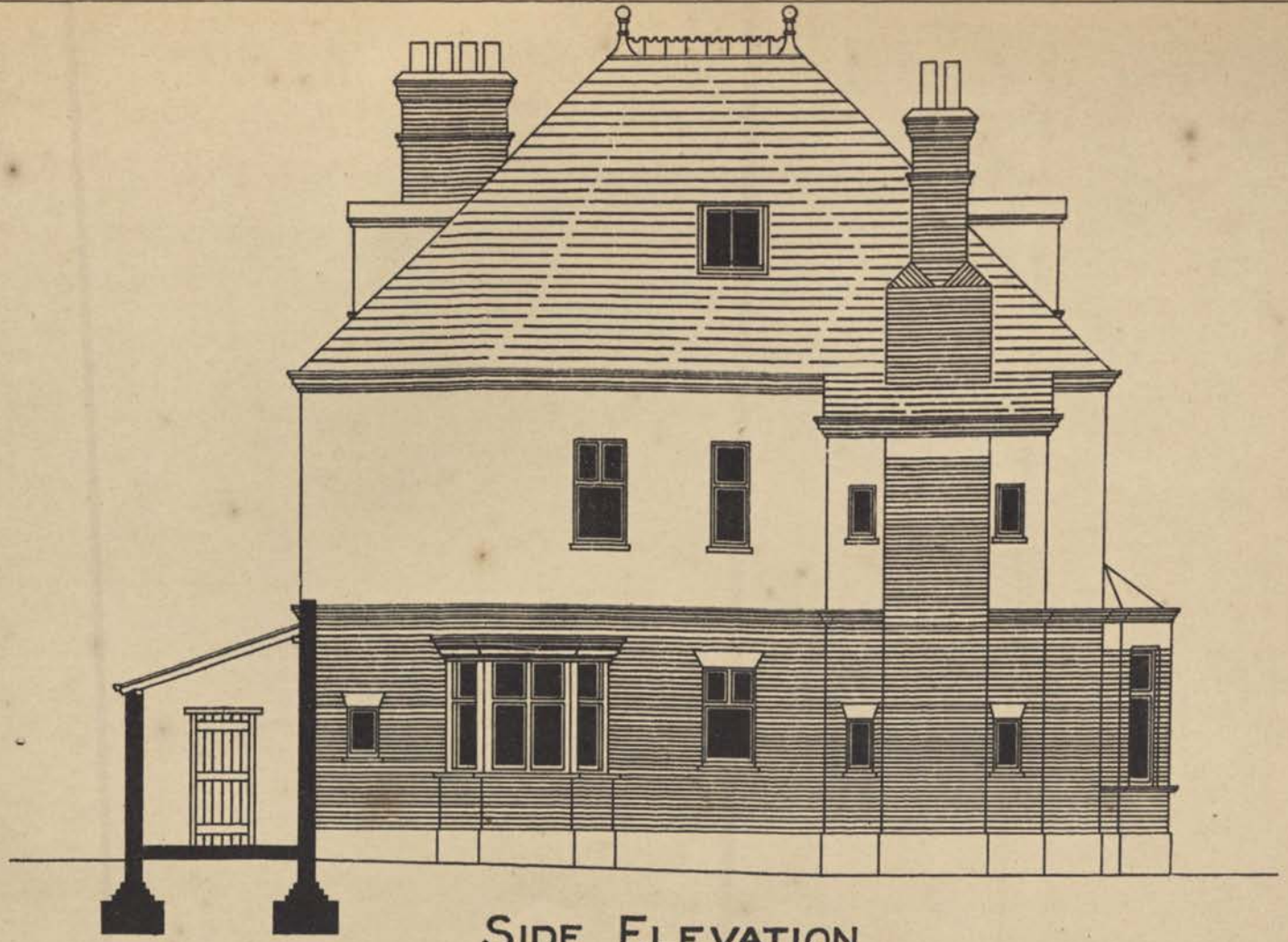

SIDE ELEVATION

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J HERBERT PEARSON
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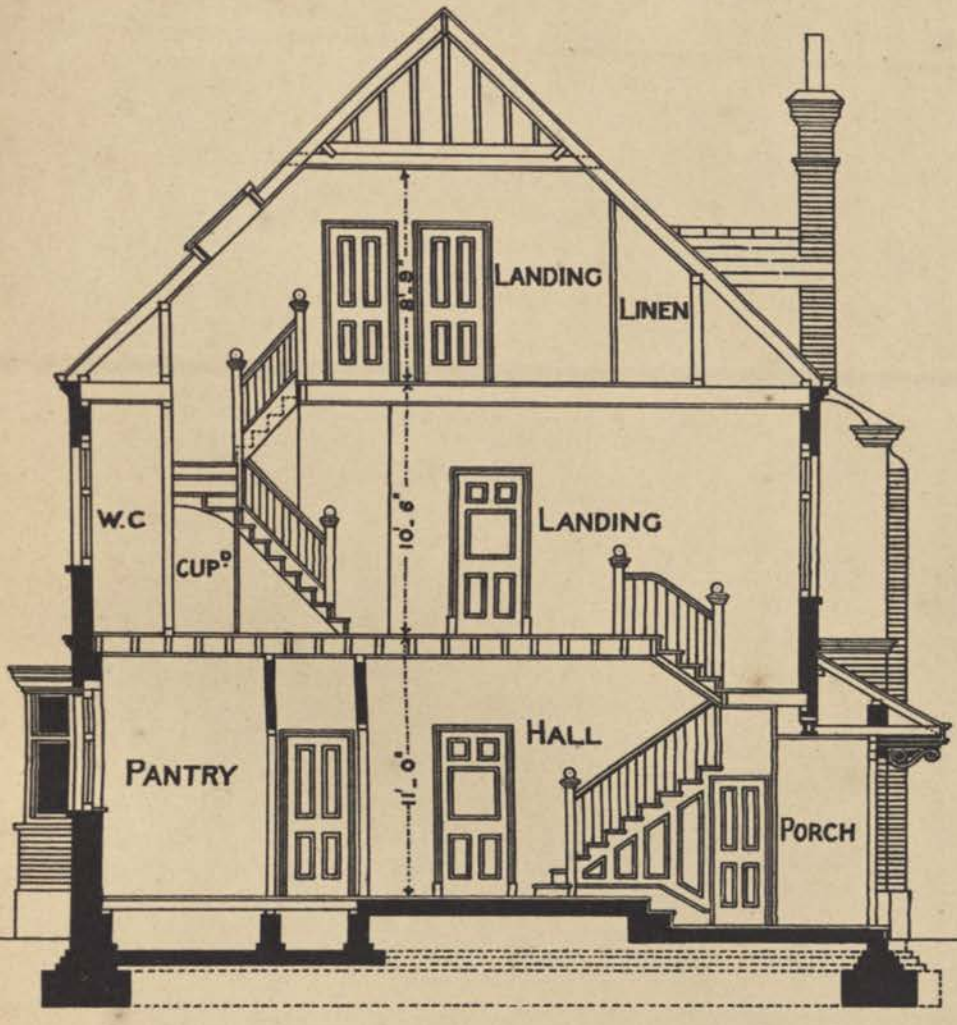

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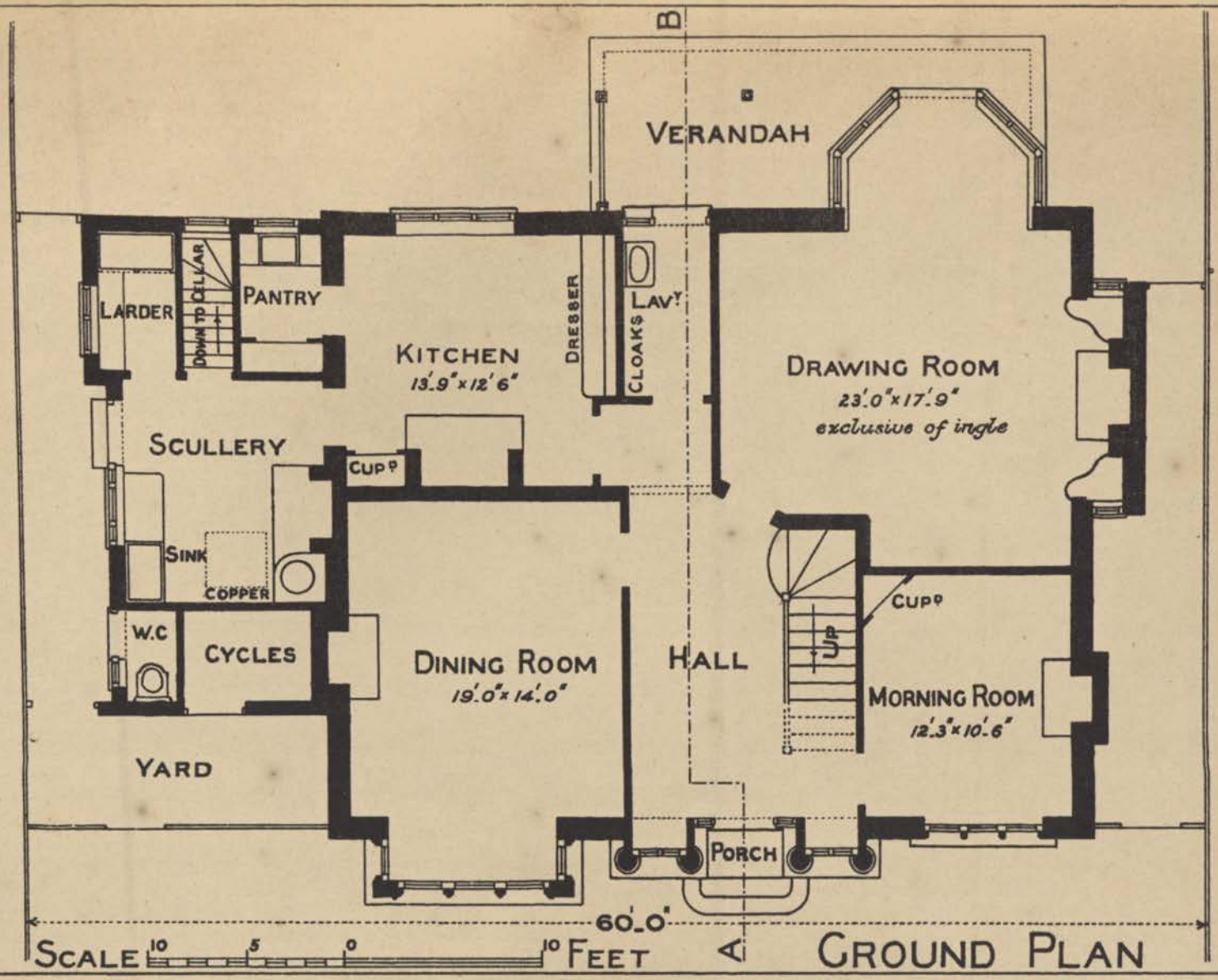
J HERBERT PEARSON
ARCHITECT



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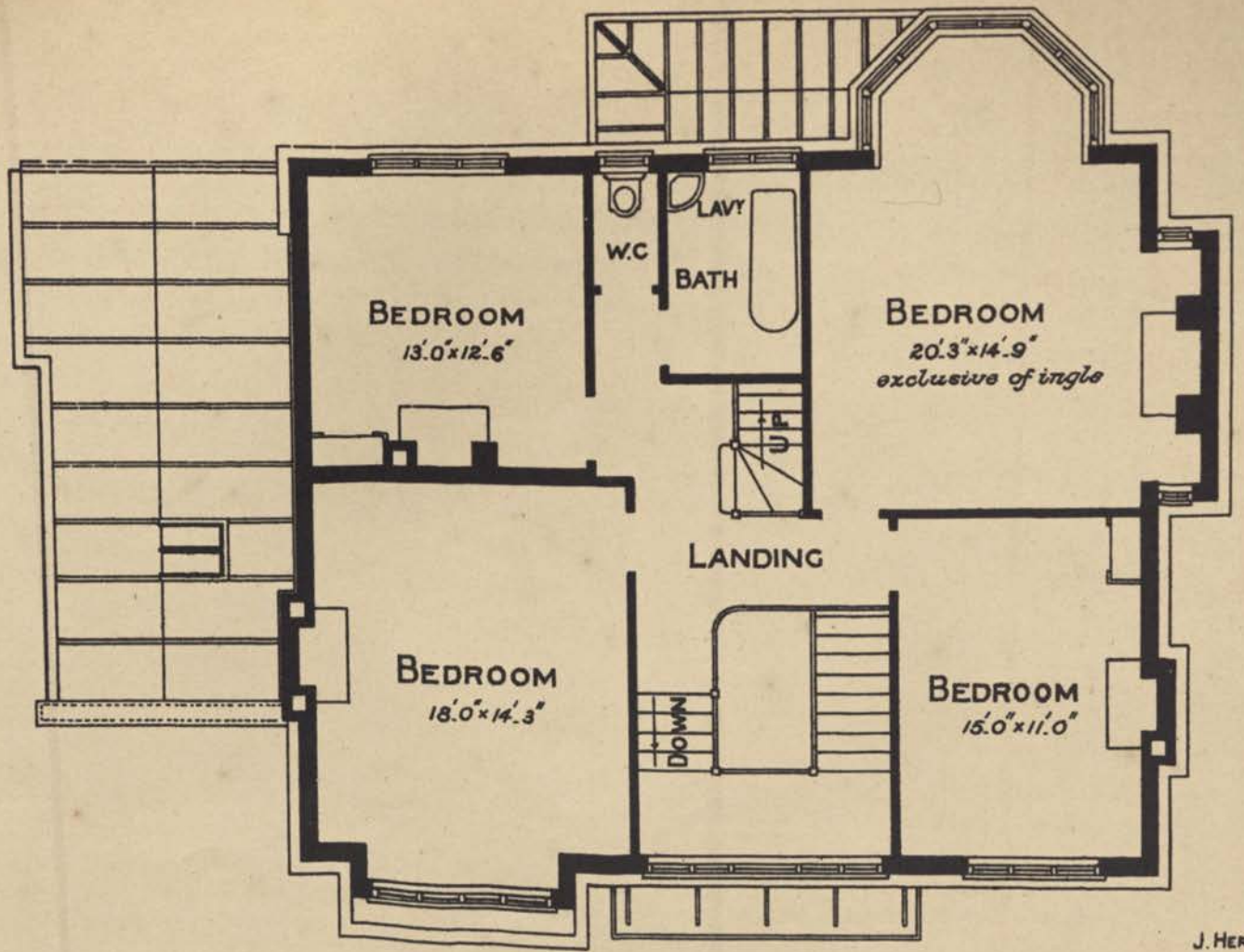

J. HERBERT PEARSON
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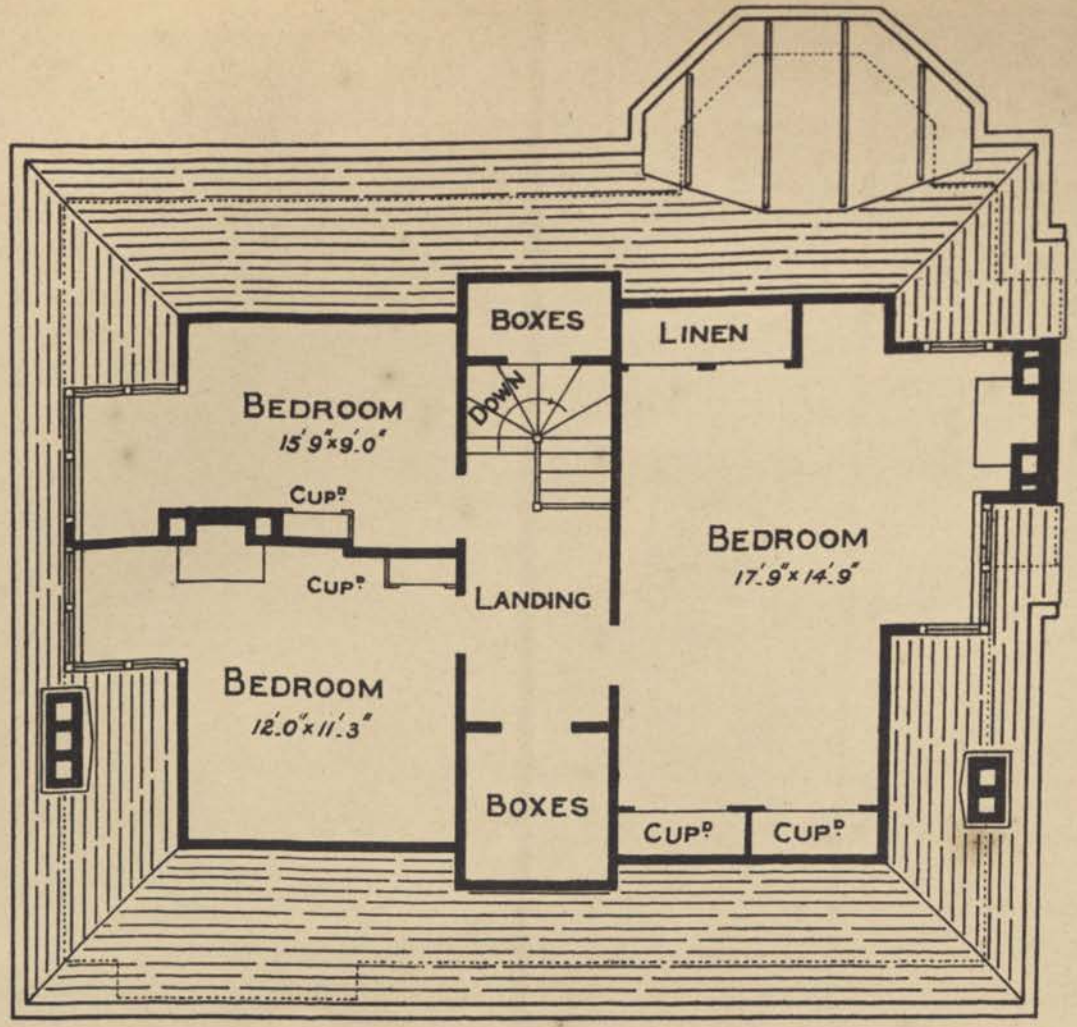
SCALE 10 5 0 10 FEET

FIRST FLOOR PLAN



SCALE 10 5 0 10 FEET

ATTIC PLAN

J. HERBERT PEARSON
ARCHITECT

FRONT ELEVATION

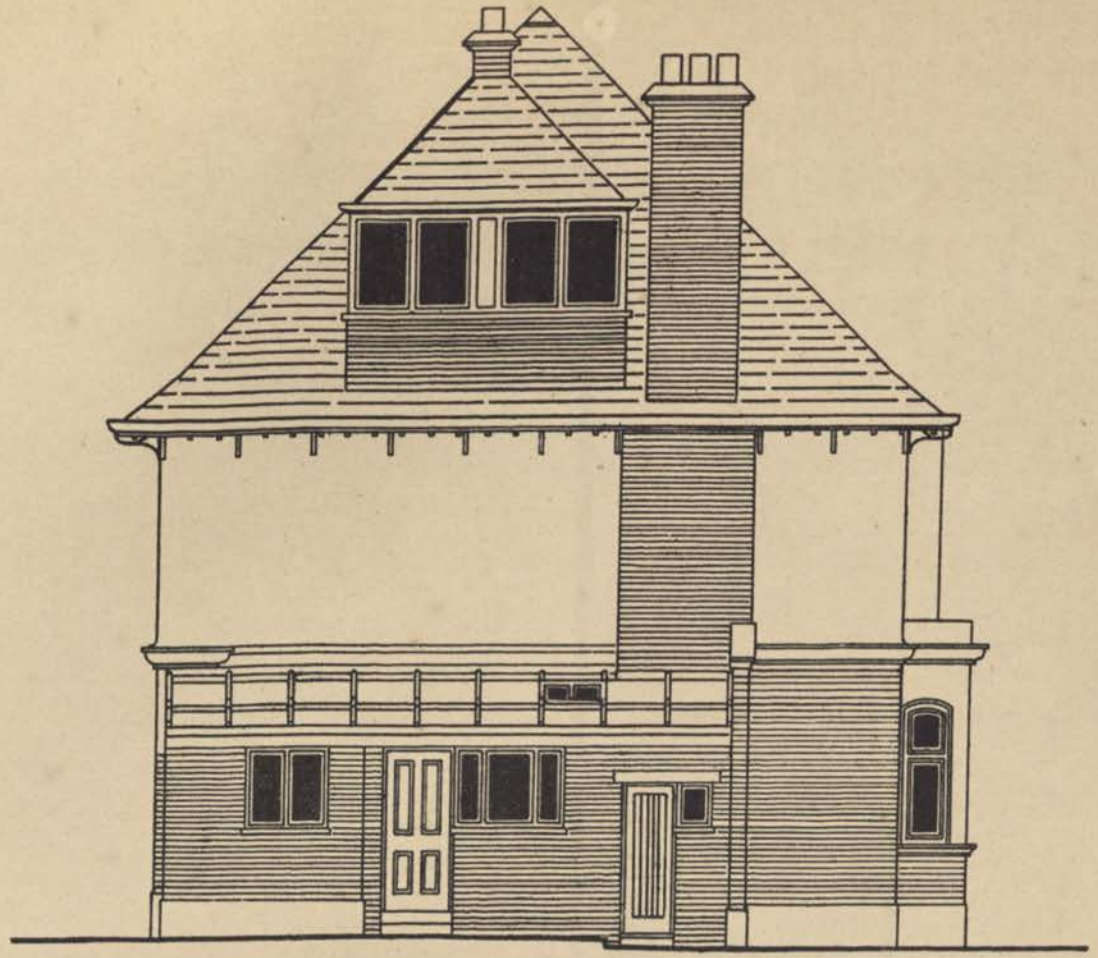
SCALE 10 5 0 10 FEET

J. HERBERT PEARSON
ARCHITECT

BACK ELEVATION

SCALE 10 5 0 10 FEET

J. HERBERT PEARSON
ARCHITECT



SIDE ELEVATION

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J. HERBERT PEARSON
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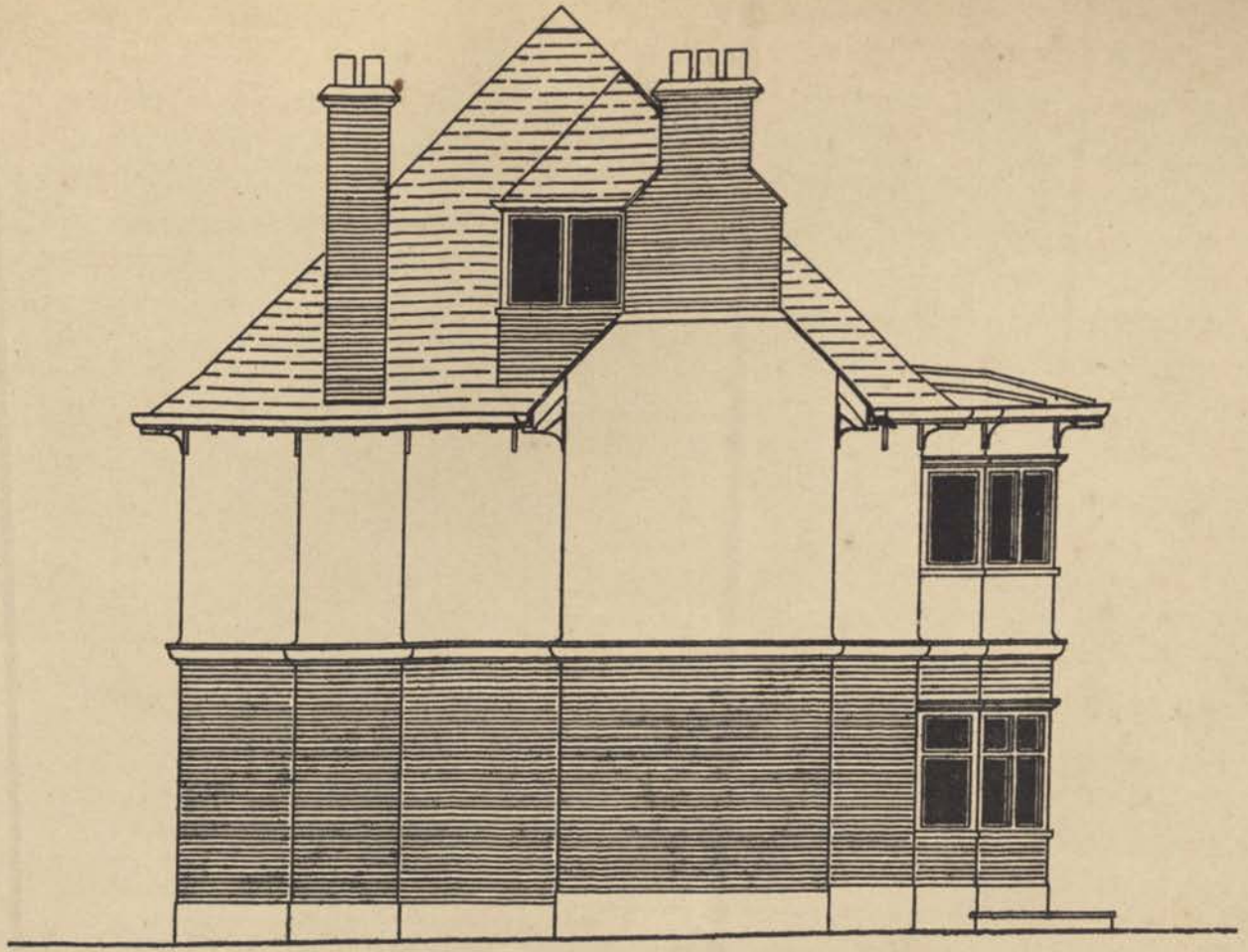

SIDE ELEVATION

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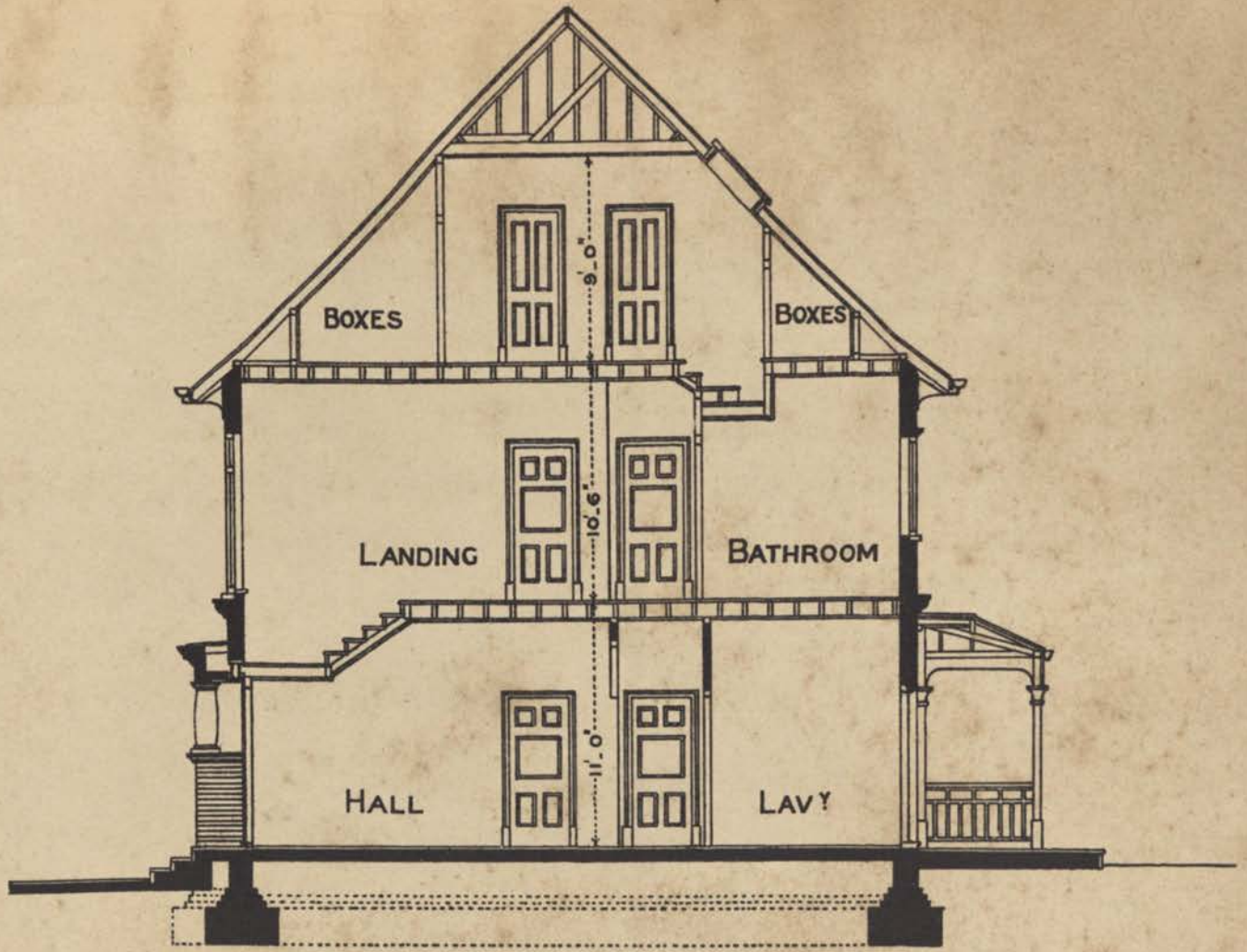

SECTION AT AB

SCALE 10 5 0 10 FEET

J. HERBERT PEARSON
ARCHITECT

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